



# Application for a Planning Permit

## Section 1: LAND DETAILS

Unit Number:	Street Number: <b>85</b>	Street Name: <b>Cathcart Road</b>
Town: <b>Longwarry</b>		Postcode: <b>3816</b>

## FORMAL LAND DESCRIPTION (Please complete either A or B – this information can be found on the Certificate of Title)

### Option A:

Lot No:	<b>1</b>
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/> Title Plan <input checked="" type="checkbox"/> Plan of Subdivision <input type="checkbox"/>
Plan Number:	<b>080492L</b>

### Option B:

Crown Allotment Number:	
Section Number:	
Parish/Township Name:	

## Section 2: PERMIT APPLICANT

Name:	
Business:	<b>Marshal Melbourne Pty Ltd</b>
Postal Address:	
Telephone No. (H)	
Email Address:	

## Section 3: OWNER DETAILS (If different to the Applicant)

Name(s):	
Postal Address:	
Telephone No. (H)	
Email Address:	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

## Section 4: DEVELOPMENT COST - Estimated Cost of development for which the permit is required

<b>\$1,700,000.00</b>	
-----------------------	--

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**Section 5: PROPOSAL** You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application..

**Advertised**

For what use, development or other matter do you require a permit?

**Development:**

<input type="checkbox"/> Advertising Signage	<input type="checkbox"/> Development of 2 or more dwellings Qty: <input style="width: 50px;" type="text"/>
<input type="checkbox"/> Agricultural Outbuildings	<input type="checkbox"/> Mixed Use Development and Reduction of Carparking
<input type="checkbox"/> Buildings and Works and Reduction in Carparking	<input type="checkbox"/> Residential Outbuildings
<input type="checkbox"/> Commercial or Industrial Buildings and Works	<input type="checkbox"/> Single Dwelling
<input type="checkbox"/> Extension / Alteration to Dwelling	<input type="checkbox"/> Telecommunications

**Use:**

<input type="checkbox"/> Buildings and Works and Change of Use	<input type="checkbox"/> Home Based Business
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Sale and Consumption of Liquor
<input type="checkbox"/> Change of Use and Single Dwelling	

**Subdivision:**

<input type="checkbox"/> Boundary Realignment	<input type="checkbox"/> 3 or more Lot Subdivision Qty: <input style="width: 50px;" type="text"/>
<input type="checkbox"/> Variation/ Removal of Restriction	<input type="checkbox"/> Create an easement
<input type="checkbox"/> 2 Lot Subdivision	<input type="checkbox"/> 100 or more Lot Subdivision Qty: <input style="width: 50px;" type="text"/>

**Subdivision / Vegetation Removal:**

<input type="checkbox"/> Native Vegetation Removal or Lopping	<input type="checkbox"/> Non Native Vegetation Removal or Lopping (ESO4)
<input type="checkbox"/> Subdivision Qty: <input style="width: 50px;" type="text"/>	<input type="checkbox"/> Alteration of access RDZ1

**Other:**


Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, Section 173 agreement or other obligation such as an easement or building envelope?

Yes     No     Not Applicable (no such covenant, section 173 agreement or restriction applies)

If yes, you should contact Council for advice as to how to proceed with the application.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**FURTHER DETAILS OF PROPOSAL** (optional)




**Section 6: EXISTING CONDITIONS** Describe how the land is used and developed now.

Advertised

Provide a plan of the existing conditions. Photos are also helpful.

<b>Broiler Farm</b>

**Section 7: PRE-APPLICATION MEETING** Has there been a Pre-Application meeting with a Council Planning Officer?

No <input checked="" type="checkbox"/>	
Yes <input type="checkbox"/>	If yes, with whom?
Date of this meeting	

**Section 8: DECLARATION** This form must be signed. Complete box A or B

A. I declare that I am the Applicant and owner of this land and that all information given is true and correct.	Owner/ Applicant signature:	Date:
B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Applicant Signature:	Date: 14/05/24

**CHECK LIST** Please ensure you have included the following items with your application form. *Failure to provide all the information above may result in a delay in the processing of the application.*

- A fully completed and signed copy of this form.
- Most applications require a fee to be paid. *Please make payment at time of lodgement if submitting at Councils Customer Service Centre or submitting through our on-line portal. If emailing your application, a payment link will be sent to your nominated email once registered on the system.*  
**Contact Council to determine the appropriate fee.**

- Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).

- Provided plans showing the layout and details of the proposal

- Provided any information required by the planning scheme, requested by Council

- Provided a description of the likely effect of the proposal (if required)

- Completed the declaration in Section 8

- Provided a contact phone number and e-mail address

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 3 of 116

PLEASE FORWARD THIS APPLICATION TO

Advertised

<b>E-mail:</b>	planning@bawbawshire.vic.gov.au	<b>Mail:</b>	Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
<b>Phone:</b>	5624 2411		
<b>In Person:</b>	Customer Service Centre: 33 Young Street Drouin		

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

Transport Infrastructure Agencies such as VicRoads and VLine

Energy/Utilities Providers

Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review of the application as part of a planning process specified in the Planning and Environment Act 1987.

All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.

If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 1 of 1

VOLUME 09421 FOLIO 563

Security no : 124114651241P  
Produced 03/05/2024 09:17 AM

**LAND DESCRIPTION**

Lot 1 on Title Plan 080492L (formerly known as part of Crown Allotment 123A Parish of Drouin West).

PARENT TITLES :

Volume 08962 Folio 893          Volume 09421 Folio 562

Created by instrument J509921 19/06/1981

**REGISTERED PROPRIETOR**

Estate Fee Simple

**ENCUMBRANCES, CAVEATS AND NOTICES**

**DIAGRAM LOCATION**

SEE TP080492L FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 85 CATHCART ROAD LONGWARRY VIC 3816

**ADMINISTRATIVE NOTICES**

NIL

eCT Control          20381U COMMONWEALTH BANK OF AUSTRALIA  
Effective from 02/03/2021

DOCUMENT END

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 5 of 116

Advertised

TITLE PLAN	EDITION 1	TP 80492L
------------	-----------	-----------

<p>Location of Land</p> <p>Parish: DROUIN WEST</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment: 123A (PT)</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 9421 FOL 563</p> <p>Depth Limitation: NIL</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
--	---

**Description of Land / Easement Information**

**ENCUMBRANCES REFERRED TO**

E-1 = EASEMENT TO SEC CREATED BY C/E J721373

As to the land shown marked Y -

THE EASEMENT to GAS AND FUEL CORPORATION OF VICTORIA created by Instrument A47674 -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 21/07/1999

VERIFIED: PC

TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = CA 123A (PT)	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Ref: 40043

13 May 2024

Statutory Planning Department  
Baw Baw Shire  
Lodged: Online Lodgment

Dear Sir/Madam,

**Application for a Planning Permit  
Two sheds and Increased Bird number  
85 Cathcart Road, Longwarry**

Marshal Melbourne Pty Ltd act on behalf of Somerlong Pty Ltd, the property owners of 85 Cathcart Road, Longwarry in making application for planning permission for two additional sheds and an increased bird number associated with the existing broiler farm.

The site is in the Farming Zone of the Baw Baw Planning Scheme. The application seeks to construct two additional sheds to bring to total number of sheds to 12 on the property and increase the number of birds on the land from the 320,000 allowed under Planning Permit 98487. A revised total bird number on the land of 400,000 is sought, thus an increase of 80,000 birds is sought on what is currently allowed for under existing planning permissions.

In support of the of the application, please find enclosed electronic copies of the following plans and documents.

- A. Proposed Development Plans;
- B. A full Recent Copy of Title;
- C. Planning Statement.
- D. Broiler Code of Practice Assessment.
- E. FOI responses from Council and the EPA;
- F. Odour Assessment

Please do not hesitate to contact me at \_\_\_\_\_ or \_\_\_\_\_ should you require any additional information or clarification.

Yours faithfully  
Marshal Melbourne Pty.Ltd.

Senior Planner

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is prohibited.

4013 9800 0380  
hello@marshal.melbourne  
Suite 201, Level 2, 44B Spittle Road  
Melbourne Victoria 3004

85 CATHCART ROAD,  
LONGWARRY

---

Planning Submission

August 2024 (V3)

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## TABLE OF CONTENTS

1. EXECUTIVE SUMMARY .....	3
2. PLANNING AND SITE OVERVIEW .....	5
3. SITE AND SURROUNDING AREA.....	6
3.1. Subject Site .....	6
3.2. Certificate of Title.....	7
3.3. Site Surrounds .....	7
4. PLANNING INSTRUMENTS .....	8
4.1. Zoning.....	8
4.2. Planning Policy Framework.....	13
4.3. Particular Provisions .....	18
4.3.1. Clause 52.17 – Native Vegetation .....	18
4.3.2. Clause 53.09 - Poultry Farm .....	18
5. CLAUSE 65 .....	22
6. ODOUR ERA.....	24
7. VEHICLE MOVEMENTS.....	25
8. ABORIGINAL CULTURAL HERITAGE .....	25
9. CONCLUSION.....	26

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



## 1. EXECUTIVE SUMMARY

Planning Permit 98487 was issued in July 2000 and allowed the landowner to use the land for a broiler farm, with the following restriction at condition 32(a)

*No more than 40,000 birds are kept in each of the sheds.*

A subsequent planning permit was issued for the construction of two additional sheds in May 2016 on the premise that the farm had a right to 320,000 birds provided under the initial planning permit (8 sheds x 40,000 birds) and the two new sheds would allow for a lower stocking rate, but still comply with no more than 320,000 birds on the farm or 40,000 per shed.

The application subject to this report seeks to construct a further two additional sheds to bring to total number of sheds to 12 and increase the number of birds on the land from the 320,000 allowed under Planning Permit 98487, whilst still complying with the condition 32(a) of no more than 40,000 birds per shed. A revised total bird number on the land of 400,000 is sought, thus an increase of 80,000 birds is sought on what is currently allowed for under existing planning permissions.

The closest dwelling to one of the existing sheds not associated with the farm is located at 35 Cathcart Road, Longwarry (northwest of site), with a separation distance between the dwelling and one of the existing sheds of approximately 624.5 metres. The farm for the purposes of the Victorian Broiler Code of Practice would be classified as a Special Class Farm if the number of birds proposed exceeds 332,000, determined using the separation distance from the existing dwelling at 35 Cathcart Road, Longwarry (northwest of site) and one of the existing sheds.

The proposed addition of two sheds and increase in bird numbers to a total of 400,000 for the farm must therefore be assessed under the Special Class Farm Provisions, even though the two proposed sheds meet the required setbacks for 686m for a farm of the proposed size. The above-mentioned dwelling at 35 Cathcart Road is the only dwelling within the prescribed buffer distance of 686m.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.  
The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 10 of 116

Significant to the Responsible Authorities assessment of this application is the consideration of the below:

- The farm is an existing farm operating with 320,000 birds, with a review of Council and the EPA's complaint data (through the FOI process) revealing that no farm specific complaints have been made.
- The proposed two sheds are outside the required buffer distances from the closest dwelling.
- Through technological advancements and processes, reduced bird densities, the off-site impacts from broiler sheds can be better managed with the new sheds proposed to meet best practice.
- No dwelling not associated with the use will have a shed located closer to it that currently exists.
- The expanded operation will continue to meet the Broiler Code separation distances from the closest sensitive use, when the directional response to local dispersion conditions is accounted for.

The proposal for the two additional sheds and increased bird numbers associated with the existing use on the land in the Farming Zone therefore achieves an acceptable planning outcome in a zone where significant policy direction supports the ongoing use of land for Agriculture.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 2. PLANNING AND SITE OVERVIEW

The table below has been prepared as a general summary of the proposal and the relevant planning policies and controls which apply to the site and proposed development.

Planning and Site Overview	
Site area	104 hectares (approx.)
Proposal	Development of two sheds and increase in bird numbers
Zones	Farming Zone
Overlays	Development Contributions Plan Overlay – Schedule 1 Floodway Overlay (pt.) – does not impact works Land Subject to Inundation Overlay – does not impact works
Planning Permit Triggers	Clause 35.07-4 – Buildings and works associated with a Section 2 Use (broiler Farm) and within 100m of a designated floodplain (FO)
Relevant Planning Policy Clauses	Clause 13.06-1S - Air Quality and Management 13.07-1S – Land Use and Compatibility 14.01-1S – Protection of agricultural land 14.01-1R – Protection of agricultural land – Gippsland 14.01-2S – Sustainable agricultural land use 14.01-2L-01 – Sustainable agricultural land use in Baw Baw 15.01-6S – Design for rural areas 15.01-6L – Design for Baw Baw’s rural areas
Particular Provisions	53.09 – Poultry Farm
Incorporated and other Documents	Broiler Code of Practice
Aboriginal Cultural Heritage Sensitivity	In accordance with Regulation 46(3), <i>the construction of a building or carrying out of works on land is not a high impact activity if it is for, or associated with, a purpose listed under sub regulation (1)(b) for which the land was being lawfully used immediately before 28 May 2007.</i> A CHMP is therefore not required to be prepared.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 12 of 116

## 3. SITE AND SURROUNDING AREA

### 3.1. Subject Site

The subject site at 85 Cathcart Road, Longwarry is formally recognised as Lot 1 on Title Plan 080492L. The land has an overall site area of approx. 104 ha, with generally rectangular shape, bar an approximately 17m wide reserve which traverses the site diagonally from the northeast corner to a mid-point on the south boundary. The reserve closely follows the King Parrot Creek alignment.

A high transmission powerline dissects the southwest corner of the property and is cover by easement E-1, whilst a separate easement marked Y on the proposed development plan dissects the property in approximately the mid-point in an east west direction for gas and fuel purposes.

The land comprises two existing dwellings and a broiler farm operation with ten existing sheds (see Figure 1). Access to the site is provided from the existing centrally located entrance onto Cathcart Road which provides a single point of access to all operations on the site (including the dwellings). The majority of the remainder of the site is open pasture.



Figure 1. Aerial Image of Site and Surrounds, as sourced from *Nearmap*.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



### 3.2. Certificate of Title

The subject land is formally identified as as Lot 1 on Title Plan 080492L., comprising an area of approx. 104ha.

A full recent copy of the certificate of title is enclosed.

The land is not affected by any covenants or Section 173 Agreements.

### 3.3. Site Surrounds

The land is surrounded by properties of varying sizes, which comprise dairying, grazing, equine and rural living types uses (on the smaller lots). The closest broiler farms within proximity to the site are located to the west and south of the land, with the western one being the closest at approximately 3.3km, therefore no cluster scenario is present.

The closest dwelling to the existing sheds and not associated with the subject land is located on the property to the northwest (at 624.5m), with the next closest also located within this direction. The land directly adjacent the site's western boundary is owned and operated as the Longwarry water treatment plant. The closest residential zoned land is Longwarry, being approximately 3km from the site, with all other surrounding land either zoned Farming, Green Wedge 1 or Public use Zone 1 (water treatment plant).



Figure 2. Aerial Image of Site and Surrounds, as sourced from Nearmap

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 4. PLANNING INSTRUMENTS

### 4.1. Zoning

#### Farming Zone – Schedule 1

A planning permit is required under the following provisions of the Farming Zone – Schedule 1:

- Buildings and works associated with a Section 2 Use (Poultry Farm – more than 100 birds) pursuant to clause 35.01-4;
- Buildings and works within 100m of a designated floodplain (FO),

The purposes of the Zone include:

- To provide for the use of the land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

**Response:** The proposed development will allow for the continued use of the land for a poultry farm (agriculture), with the proposal as outlined in this statement seeking to facilitate increased agricultural output from the land through two additional sheds and an additional 80,000 birds.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The land through two additional for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

The proposed works achieve the overall purposes of the zone which include encouraging agricultural uses and retention of employment opportunities.

As an increase in bird numbers is proposed, Clause 53.09 and the Broiler Code of Practice apply, with further details regarding this provided under the Clause 53.09 assessment in this report and the attached addendums.

For ease of reference and to assist with the assessment of the planning application the decision guidelines of the Farming Zone have been responded to in the following table:

Clause 35.04-6 Decision Guidelines	
Guideline	Response
<b>General issues</b>	
The Planning Policy Framework.	The Planning Policy Framework has been considered and is addressed within other sub-sections of this planning report
Any Regional Catchment Strategy and associated plan applying to the land.	The West Gippsland Floodplain Management Strategy 2018-2027 does not identify the land as subject to significant flood risk (figure 15) and careful consideration has been undertaken through the planning process to ensure that the proposed sheds are not located within the Floodway Overlay which applies to the land.  The minimum floor level of the proposed sheds will be located at a minimum floor level of 35.64m AHD, a requirement reinforced through the issued Melbourne Water conditions, who did not object to the proposal.
The capability of the land to accommodate the proposed use and development, including the disposal of effluent.	The site is more than suitable in size to accommodate the proposed additional sheds, with the land's area exceeding 100ha, and the shed litter taken offsite, a practice that will continue.
How the use or development relates to sustainable land management.	The two additional sheds will be constructed to allow for increased agricultural output from the land whilst only occupying a small section of additional land, allowing for continued grazing on the remainder of the site. All waste is transferred off site and stormwater to be collected in dams for re-use.
Whether the site is suitable for the use or development and whether the proposal is	The proposed sheds will be operated as part of the existing use which occupies the remaining 100ha area. The existing operation is an Agricultural based business in the Farming Zone which has been operating

This document has been copied and is not part of the Planning and Environment Act 1987. The information must not be used for any other purpose.  
By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



compatible with adjoining and nearby land uses.	in excess of 20 years, with complaint data from both the Council and EPA revealing no complaints within the last 10-15 years.
	The proposed additional two sheds are compatible with the existing surrounding uses given this strong operating precedent.

How the use and development makes use of existing infrastructure and services	The proposed development will make significant use of the existing infrastructure on the land, with the majority of the infrastructure already in place as part of the existing poultry farm operation.
---	---

**Agricultural issues and the impacts from non-agricultural uses**

Whether the use or development will support and enhance agricultural production.	The addition of two sheds on the land will support and enhance agricultural production on the land where most infrastructure required is already established on site.
--	---

Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	The proposed development is for an agricultural business in the Farming Zone and will provide for increased agricultural output from the land.
--	--

The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The proposed sheds are to be associated with an agriculturally based business and are not expected to result in any limitations on the expansion of other agriculturally based operations on neighbouring land.
--	---

The capacity of the site to sustain the agricultural use.	The 104ha site is more than capable of sustaining the existing agricultural use and the additional two sheds.
---	---

The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	The proposed development will make significant use of the existing infrastructure on the land, with the majority of the infrastructure already in place as part of the existing poultry farm operation.
---	---

Any integrated land management plan prepared for the site.	No integrated land management plan exists for the site.
--	---

**Environmental Issues**

The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.	The sheds are to be located in close proximity to the existing sheds and whilst a section of the existing northern tree buffer will require removal, it is proposed to re-plant this vegetation to the north of the proposed shed per the submitted plans.
---	--

The impact of the use or development on the flora and fauna on the site and its surrounds.	
--	--

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 17 of 116

The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.

The location of onsite effluent disposal areas to minimise impact of nutrient loads on waterways and native vegetation.

No additional toilets/effluent areas are proposed as part of this development, with the existing facilities acceptable.

### Design and siting issues

The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.

The proposed new sheds will be set to approximately the same height as the existing sheds as demonstrated on the plans.

The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.

The sheds have been located on either side of the existing eastern bank of four sheds and maintain a setback of 223m to the northern boundary and at least 415m to all other boundaries.

The sheds will also be partially screened by existing vegetation on the land, along the boundaries and the King Parrot Creek.

The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.

The shed finishes will be in keeping with the existing sheds, with roofs to be low reflectivity and walls and doors to be neutral colouring.

The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.

The proposed additional sheds will utilise the existing infrastructure on site for operation.

Whether the use and development will require

The existing access point to the land will be used.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 18 of 116

---

traffic management  
measures.

---

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 4.2. Planning Policy Framework

### Clause 13.06-1S Air Quality and Management

Clause seeks to assist the protection and improvement of air quality, with the following relevant strategies:

- o Ensure, wherever possible, that there is suitable separation between land uses that reduce air amenity and sensitive land uses.

**Response:** Through the preparation of an assessment of separation distances for the expanded operation, it has been determined that the expanded operation will continue to meet the Broiler Code separation distances from the closest sensitive use, when the directional response to local dispersion conditions is accounted for. This assessment is reinforced through the review of Council's and EPA's records through the FOI process which showed an absence of any complaints lodged in the 10–15-year period prior to this application for the existing operation.

### Clause 13.07-1S Land Use Compatibility

Clause 13.07-1S seeks to safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects, with the following relevant strategies:

- Ensure the compatibility of a use or development as appropriate to the land use functions and character of the area by:
  - o Directing land uses to appropriate locations.
  - o Using a range of building design, urban design, operational and land use separation measures.

**Response:** The development of land associated with an existing broiler farm is best located within a zone where agriculture is permitted and encouraged, such as the Farming Zone.

As identified in the site description section of this report, the surrounding uses of land are mostly agriculturally based. The current location of the farm within a zone where agriculture is encouraged is considered to be a sensible land use outcome and therefore the proposed development is considered to have a level

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

of compatibility with the surrounding uses, noting that the use of the land for a poultry farm already exists and has existed for some time.

## Clause 14.01-1S Protection of Agricultural Land

The Clause 14.01-1S objective is to protect the state's agricultural base by preserving productive farmland, with the following relevant strategies:

- Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.
- Protect productive farmland that is of strategic significance in the local or regional context.
- Protect productive agricultural land from unplanned loss due to permanent changes in land use.
- In considering a proposal to use, subdivide or develop agricultural land, consider the:
  - Desirability and impacts of removing the land from primary production, given its agricultural productivity.
  - Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
  - Compatibility between the proposed or likely development and the existing use of the surrounding land.
  - The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
  - Land capability.
- Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

**Response:** The proposed works for the construction of two new sheds will allow for the continued use of the land for agriculture. The proposed development as outlined in this statement will facilitate improved agricultural output from the land.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## Clause 14.01-1R Protection of Agricultural Land – Gippsland

Clause 14.01-1R seeks to protect productive Agricultural land and irrigation assets, including the Macalister Irrigation District, that help grow the state as an important food bowl for Australia and Asia.

**Response:** As addressed above the proposed development will not result in the loss of agricultural land but will instead foster improved agricultural outcomes.

## Clause 14.01-2S Sustainable Agricultural Land Use

The Clause 14.01-2S provides for the following strategies:

- Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.
- Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.
- Support adaption of the agricultural sector to respond to the potential risks arising from climate change.
- Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm related retailing.
- Assist genuine farming enterprises to embrace opportunities and adjust flexible to market changes.
- Support agricultural investment through protection and enhancement of appropriate infrastructure.
- Facilitate ongoing productivity and investment in high value agriculture.

**Response:** The proposed development will provide for increased investment in an existing poultry farm, allowing for increased agricultural output.

## Clause 14.01-2L-01 Sustainable Agricultural Land Use in Bow Bow

The Clause seeks to:

- Maintain and strengthen agriculture as a major contributor to the Shire's economy.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

- Encourage a diverse range of agricultural enterprises that can use small land holdings

**Response:** The proposed development will provide for increased investment in an existing poultry farm, allowing for increased agricultural output.

### Clause 15.01-6S Design for Rural Areas

Clause 15.01-6S seeks to ensure development respects valued areas of rural character through the following relevant strategies:

- Ensure that the siting, scale and appearance of development protects and enhances rural character.
- Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.
- Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

### Clause 15.01-6L Design for Baw Baw's Rural Areas

The Clause 15.01-6L provides for the following strategies:

- Discourage buildings being located in visually prominent positions particularly on ridgelines and hilltops.
- Encourage buildings to visually blend into the landscape.
- Minimise the height of buildings and encourage the use of non-reflective exterior materials in muted tones.
- Encourage preservation of view corridors from vantage points within urban areas and from the Princes Highway.

**Response:** The proposed new sheds will be set to approximately the same height as the existing sheds as demonstrated on the plans.

The sheds have been located on either side of the existing eastern bank of four sheds and maintain a setback of 223m to the northern boundary and at least 415m to all other boundaries.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.  
The information must not be used for any other purpose.  
By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



The sheds will also be partially screened by existing vegetation on the land, along the boundaries and the King Parrot Creek.

The shed finishes will be in keeping with the existing sheds, with roofs to be low reflectivity and walls and doors to be neutral colouring.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 4.3. Particular Provisions

### 4.3.1. Clause 52.17 – Native Vegetation

Whilst vegetation is proposed to be removed to facilitate the northern shed, the vegetation being removed was planted as part of previous buffer/screen works for the existing sheds. This vegetation is to be removed under the Planted Vegetation exemption under Clause 52.17, which allows native vegetation to be removed without a permit if the:

*Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.*

### 4.3.2. Clause 53.09 - Poultry Farm

This clause applies to permit applications to use land or construct a building or construct or carry out works for a poultry farm, including to increase the farm capacity of an existing poultry farm. Clause 53.09-3 provides:

*An application to use land or construct a building or construct or carry out works for a broiler farm must comply with the Victorian Code for Broiler Farms 2009 (plus 2018 amendments).*

Planning Permit 98487 was issued in July 2000 and allowed the landowner to use the land for a broiler farm, with the following restriction at condition 32(a)

*No more than 40,000 birds are kept in each of the sheds.*

A subsequent planning permit was issued for the construction of two additional sheds in May 2016 on the premise that the farm had a right to 320,000 birds provided under the initial planning permit (8 sheds x 40,000 birds) and the two new sheds would allow for a lower stocking rate, but still comply with no more than 320,000 birds on the farm of 40,000 per shed.

The application subject to this report seeks to construct a further two additional sheds to bring the total number of sheds to 12 and increase the number of birds on the land from the 320,000 allowed under Planning Permit 98487, whilst still complying with the condition 32(a) of the pre-

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will not use the information for any purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

than 40,000 birds per shed. A revised total bird number on the land of 400,000 is sought, thus an increase of 80,000 birds is sought on what is currently allowed for under existing planning permissions.

The closest dwelling to one of the existing sheds not associated with the farm is located at 35 Cathcart Road, Longwarry (northwest of site), with a separation distance between the dwelling and one of the existing sheds of approximately 624.5 metres. The farm for the purposes of the Victorian Broiler Code of Practice would be classified as a Special Class Farm if the number of birds proposed exceeds 332,000, determined using the separation distance from the existing dwelling at 35 Cathcart Road, Longwarry (northwest of site) and one of the existing sheds.

The proposed addition of two sheds and increase in bird numbers to a total of 400,000 for the farm must therefore be assessed under the Special Class Farm Provisions, even though the two proposed sheds meet the required setbacks for 686m for a farm of the proposed size. The above-mentioned dwelling at 35 Cathcart Road is the only dwelling within the prescribed buffer distance of 686m.

An assessment of the proposal against the *Victorian Code for Broiler Farms 2009 (plus 2018 amendments)* is enclosed as a separate attachment to this planning submission.

An assessment of the proposal against the decision guidelines of Clause 53.09 is provided in the table below.

Clause 53.09-6 Decision Guidelines	
Guideline	Response
The purpose of the relevant zone	<p>The subject site is located within the Farming Zone – Schedule 1, where the purposes include to:</p> <ul style="list-style-type: none"> <li>- provide for the use of land for agriculture</li> <li>- encourage the retention of productive agricultural land</li> <li>- encourage the retention of employment and population to support rural communities</li> </ul> <p>The proposed development aligns with the key purposes of the zone in seeking to expand an existing agricultural operation in the Farming Zone where the primary purpose is agriculture</p>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 26 of 116

<p>The design, height, setback and appearance of the proposed buildings and works.</p>	<p>The proposed new sheds will be set to approximately the same height as the existing sheds as demonstrated on the plans.</p> <p>The sheds have been located on either side of the existing eastern bank of four sheds and maintain a setback of 223m to the northern boundary and at least 415m to all other boundaries.</p> <p>The sheds will also be partially screened by existing vegetation on the land, along the boundaries and the King Parrot Creek.</p> <p>The shed finishes will be in keeping with the existing sheds, with roofs to be low reflectivity and walls and doors to be neutral colouring.</p>
<p>The proposed landscaping.</p>	<p>A revised landscape buffer is shown on the plans to be planted around the proposed additional sheds on the plans submitted, with planning permit conditions expected which require the implementation of the required landscaping.</p>
<p>The need to protect amenity of existing uses on adjoining land.</p>	<p>The proposed sheds have been located so as to ensure that significant distances between the sheds and existing residences surrounding properties have been maintained. Further assessment with regard to setback and amenity is provided within the Odour Assessment and Broiler Code of Practice Assessment.</p>
<p>The impact of the use of the land on the surrounding area, including from the emission of noise, light, vibration, odour, dust, or waste products.</p>	<p>The proposed sheds are to form part of the existing operation of the land first granted planning permission in July 2000. The use of the land for a broiler farm has therefore operated for a significant time, with an FOI request to the Council and EPA revealing an absence of any complaints since their current data bases have been active (2012).</p> <p>The farm will continue to operate in this way with the additional sheds which will be located further from the closest dwelling and be constructed to a high standard than previously constructed sheds as a result of technological advancements.</p>
<p>The impact of the proposal on any wetlands, waterways or water bodies.</p>	<p>The subject land is traversed by a waterway (King Parrot Creek) which crosses the eastern portion of the property in a diagonal line from the eastern boundary to the southern boundary. The proposed shed is to be located more than 200 metres from this waterway, this is more than the 50m specified by the Code of Practice.</p> <p>The proposed sheds have been sited to ensure that no part of the sheds is located within the Floodway Overlay.</p>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.  
 The information must not be used for any other purpose.  
 By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified in the Floodway Overlay.  
 dissemination, distribution or copying of this document is strictly prohibited.  
 Page 27 of 116

---

	Furthermore, appropriate drainage will be constructed to ensure that run-off continues to be directed to the onsite farm drains per the existing arrangement.
The likely environmental impact on the natural physical features and biodiversity of the land, including consideration of any Nutrient Management Plan submitted with the application.	<p>The two additional sheds will be constructed in close proximity to the existing sheds with the small line of trees to be cleared planted as a result of previous buffer plantings.</p> <p>The majority of the land will continue to be used for grazing, therefore no meaningful additional environmental or nutrient management impact on the land is expected from the additional bird numbers.</p>
Whether the development will support and enhance agricultural production.	The development which will allow for an increase in the number of birds on an existing farm in the Farming Zone will support and enhance agricultural production.
The requirements of the <i>Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines</i> (June 2018).	This provision does not apply.

---

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.  
The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 5. CLAUSE 65

Before deciding on an application or approval of a plan, the responsible authority must consider, as an appropriate:

Guidelines	Response
The matters set out in section 60 of the Act.	The Section 60 matters set out in the Act have been considered when preparing this application and are addressed through the preparation of this submission.
Any significant effects the environment, including the contamination of land, may have on the use or development.	The proposed development is not a sensitive use and therefore land contamination has not been considered.
The Municipal Planning Strategy and the Planning Policy Framework.	These matters have been satisfactorily addressed under the relevant sections of this report.
The purpose of the zone, overlay or other provision.	The proposed development within the Farming Zone aligns with the core purposes of the Farming Zone to provide for and encourage agriculture, with the proposal allowing for an expanded agricultural output from the land.
Any matter required to be considered in the zone, overlay or other provision.	These matters have been satisfactorily addressed under the relevant sections of this report.
The orderly planning of the area.	The proposed development will provide for agricultural development in the Farming Zone where the use of the land already operates with no complaints based on the authority data.
The effect on the environment, human health and amenity of the area.	An odour assessment has been prepared for the proposal determined that when directional modelling is applied, the expanded operation will comply with Broiler Code separation distances.
The proximity of the land to any public land.	The land adjacent to the sites western boundary is zoned Public Use Zone 1 and used as a water treatment plant. The proposed development does not introduce any new sensitive uses to the land and thus should not impede on the operations of the existing treatment plant.

This document has been copied and made available for the planning process set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

<p>Factors likely to cause or contribute to land degradation, salinity or reduce water quality.</p>	<p>There are no factors which are likely to contribute to land degradation which can't be managed by appropriate construction practices which are expected to be reflected as conditions on any permit issued.</p>
<p>Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.</p>	<p>All stormwater will continue to be collected on site and directed to the dams for reuse.</p>
<p>The extent and character of native vegetation and the likelihood of its destruction.</p>	<p>An existing vegetation buffer will be removed to allow for the construction of the northern shed. The trees were all planted originally as part of a buffer planting and a new buffer planting will be provided in their place around the proposed sheds.</p>
<p>Whether native vegetation is to be or can be protected, planted or allowed to regenerate.</p>	<p>Per the above, an existing vegetation buffer will be removed to allow for the construction of the northern shed. The trees were all planted originally as part of a buffer planting and a new buffer planting will be provided in their place around the proposed sheds.</p>
<p>The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.</p>	<p>The sheds have been located to ensure that they are located outside of the designated flood planning controls.</p>
<p>The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.</p>	<p>The proposed sheds include the provision of pads at either end of both sheds to assist with the delivery of birds, feed and any servicing required for the sheds.</p>
<p>The impact the use or development will have on the current and future development and operation of the transport system.</p>	<p>Access to the site will continue to be provided from Cathcart Road, a gravel road with the existing accessway wide enough to cater for trucks and culverts installed at either end to allow for unimpeded drainage along the roadway.</p> <p>The development, which is associated with an existing use, is not envisaged to have any impact on the operation of the transport system.</p>

This document has been copied and made available to the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



## 6. ODOUR ERA

An odour assessment has been undertaken as part of this application process and is enclosed. The reports presents an assessment of separation distances for the expanded operation, determining that the expanded operation will continue to meet the Broiler Code separation distances from the closest sensitive use, when the directional response to local dispersion conditions is accounted for.

Significantly with regard to the outcomes of the assessment, the following is determined:

- The expanded operation will continue to meet the Broiler Code separation distances from the closest sensitive use, when the directional response to local dispersion conditions is accounted for.
- The expanded operation will not adversely impact on the sustainable use and development of surrounding land, with all lots already occupied with dwellings or sufficient space allowable beyond the expanded sensitive use buffer for sensitive uses to be established.
- The land is located within the Farming Zone where Agriculture is encouraged and forms the basis for most of the surrounding uses, with the only other zone within close proximity being the Public Use Zone 1, where the use of land is for a treatment plant where similar off-site impacts may arise.

Noting the existing operation on the land, this assessment is reinforced through the review Council's and EPA's records through the FOI process which showed an absence of any complaints lodged in the 10–15-year period prior to this application.

The absence of odour related complaints is also an outcome of reduced bird densities within the sheds being an RSPCA driven industry wide shift. Previously as noted in the *Applying for a Planning Permit to Farm Broiler Chickens Planning Practice Note 63*, a placement density of 21.5 chickens/m<sup>2</sup> was representative of a typical density for young chicks in the sheds.

As a response to RSPCA requirements densities have been reduced over a number of years with the current industry standard density of 17.5 chickens/m<sup>2</sup> being achieved on the farm (often reduced to 17 on farm). Through reduced densities the concentration of waste and odours has subsequently been reduced resulting in less adverse odour events, as evidenced on the subject land through absence of complain data.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. This is on the farm (often reduced to other purpose). By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 7. VEHICLE MOVEMENTS

The two additional sheds and increased bird number will result in an increase in the number of vehicles access the site over a 68-day batch period, with a summary of the expected increases provided below based on the current level of vehicle movements per shed on the land.

As a summary over a 68-day period the total number of additional vehicles expected to access the land is between 18 and 23, dependent on the combination of semis and B-doubles used to collect bird at the end of the growing period.

Purpose	Times	Vehicle type	Additional movements per batch (68 days)
Feed deliveries	5:00am-9:00am	B-Double	8
Bird Collection	7:00PM-6:00am	B-Doubles and Semis	14 (semi) or 9 (B-double)
Bird Delivery	9:00am-3:00pm	Tandem Truck	1
Wast collection	8:00am-1:00pm	Truck	No additional trucks are expected to be required beyond current movements.

## 8. ABORIGINAL CULTURAL HERITAGE

In accordance with Regulation 46(3), *the construction of a building or carrying out of works on land is not a high impact activity if it is for, or associated with, a purpose listed under sub regulation (1)(b) for which the land was being lawfully used immediately before 28 May 2007.*

A CHMP is therefore not required to be prepared.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.  
The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 9. CONCLUSION

This Planning Statement seeks to demonstrate that the proposed buildings and works are consistent with the requirements of the Baw Baw Planning Scheme and the relevant incorporated reference documents including the Broiler Code of Practice.

The proposed development will enable the ongoing operation of the existing poultry farm (an agricultural business) within the Farming Zone. Based on the above assessment it is considered that this proposal should be supported by Council for the following reasons:

- The buildings and works will allow for the existing broiler farm to increase agricultural output in the Farming Zone, a Zone that specifically encourages Agriculture.
- The building and works have been appropriately sited to ensure that appropriate screening from surrounding public and private lands is provided.
- It is consistent with the purpose and intent of the Planning Policy Framework.
- Separation distances per the Broiler Code requirements from the closest sensitive use can be met for the expanded operation when the directional response to local dispersion conditions is accounted for, with the two proposed sheds located at a further distance from the closest dwelling

Overall, the proposal is considered to present an appropriate planning outcome in allowing for an existing agricultural use to continue to operate more efficiently and in line with improved standards within the Special Use Zone – Schedule 1.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**ELEMENT 1 (E1) – LOCATION, SITING AND SIZE**

Objective (E1)

To ensure the location and size of the broiler farm, and the siting of the broiler sheds, temporary litter stockpiles, compost piles and litter spreading areas:

- minimise the risk of adverse amenity impacts on nearby existing, planned and potential future sensitive uses as a result of odour, dust and noise
- do not adversely affect the use and development of nearby land
- avoid pollution of ground and surface waters
- avoid adverse impacts on the visual quality of the landscape
- minimise biosecurity risks.

**Standard E1 S1: Amenity Protection**

Adverse impacts on the amenity of the surrounding area are minimised by ensuring broiler sheds, temporary litter stockpiles, compost piles and litter spreading areas are adequately separated from existing and planned residential and rural living areas, sensitive uses and broiler farm property boundaries.

Approved Measures	Response
<p><b>E1 M1.1</b></p> <p>The nearest external edge of a new or existing broiler shed(s) or temporary litter stockpile / compost pile is / are set back by at least 1000 m from the boundary of a:</p> <ul style="list-style-type: none"> <li>• residential zone, urban growth zone or other urban zone where housing is a primary purpose of the zone or</li> <li>• future residential area, shown on a plan or strategy incorporated in the planning scheme.</li> </ul>	<p>The northern property boundary of the subject land is located at least 3000m from the southern boundary of the Longwarry township, with growth area plans for the town indicating that all growth will occur to the north between the town the princes hwy.</p>
<p><b>E1 M1.2</b></p> <p>The nearest external edge of a new or existing broiler shed(s) or litter stockpile / compost pile is / are set back by at least 750 m from the boundary of a:</p> <ul style="list-style-type: none"> <li>• zone that provides for rural living (i.e. a Rural Living Zone or Green Wedge A Zone), or</li> <li>• future rural living area shown on a plan or strategy incorporated in the planning scheme.</li> </ul>	<p>The northern property boundary of the subject land is located at least 3000m from the southern boundary of the Longwarry township, with growth area plans for the town indicating that all growth will occur to the north between the town the princes hwy.</p> <p>The Green Wedge Zone land to the west located within the Cardinia Shire is not zoned Green Wedge Zone A.</p>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking in the of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 34 of 116

<p><b>EI M1.3</b> Prevailing meteorological conditions and topographical features are taken into account in determining the adequacy of separation distances to nearby sensitive uses. The minimum separation distances (as prescribed by Formula 1 of the Code) may need to be greater for some limited site specific circumstances. For example, the separation distance to a sensitive use located downslope in a drainage valley may need to be increased to minimise the risk of odour impacts.</p>	<p>Through the preparation of an odour assessment and modelling using metrological data it has been determined that the 686m setback determined by Formula 1 of the Code would be slightly adjusted to the south away from the closest sensitive receptor, to the extent that this receptor would be on or outside the setback.</p>
<p><b>EI M1.4</b> The nearest external edge of any new shed or temporary litter stockpile / compost pile is / are set back at least 100 m from the broiler farm property boundary. This distance is referred to as the boundary setback.  For the purposes of this measure, a new shed includes an extension to an existing shed to house an increased number of birds.</p>	<p>The closest boundary to one of the new sheds is the northern boundary which will be at least 224.5m from the proposed edge of the shed.</p>
<p><b>EI M1.5</b> The nearest external edge of a temporary litter stockpile / compost pile is / are set back at least 300 m from an existing sensitive use beyond the broiler farm property boundary.</p>	<p>No composting occurs on the land with birds placed in onsite freezers for collection and shed litter removed from the land. .</p>
<p><b>EI M1.6</b> The nearest external edge of a litter spreading area is set back at least 20 m from the broiler farm boundary.</p>	<p>No litter spreading is proposed.</p>
<p><b>EI M1.7</b> The nearest edge of a litter spreading area is set back at least 100 m from any existing sensitive use beyond the broiler farm property boundary.</p>	<p>No litter spreading is proposed.</p>
<p><b>Standard EI S2 Waterway protection</b> Adverse impacts on waterways are avoided by ensuring that broiler sheds, temporary litter stockpiles, compost piles and litter spreading areas are adequately separated from waterways, or other risk mitigation measures are incorporated and approved by the responsible authority.</p>	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Approved Measures	Response
<p><b>E1 M2.1</b> A natural vegetative buffer zone of at least 30 m (or any greater distance specified in the planning scheme, or by the Catchment Management Authority) is maintained along waterways. No buildings, roads or litter storage or litter re-spreading areas are located in the vegetative buffer zone. The measuring point for a waterway is the point water may reach before flowing over a bank (the bank-full discharge level).</p>	<p>No revisions are proposed to the existing waterway, with the proposed sheds to maintain a similar setback as that of the existing sheds.</p>
<p><b>E1 M2.2</b> A clearance of a further 20 m from the edge of the natural vegetative buffer zone to the nearest external edge of any broiler shed is provided to ensure adequate shed ventilation, minimise vermin habitat and provide adequate access to the sheds and fire-fighting protection.</p>	<p>All proposed vegetation buffers are shown as being at least 20m from the edge of the proposed sheds on the plans.</p>
<p><b>E1 M2.3</b> No solid or liquid waste (including temporary litter stockpiles, compost piles and litter spreading areas) is stored or disposed of within:</p> <ul style="list-style-type: none"> <li>• 800 m of any potable water supply takeoff controlled by a statutory authority</li> <li>• 200 m of any waterway supplying potable water</li> <li>• 100 m of any other type of waterway.</li> </ul>	<p>No litter spreading is proposed.</p>
<p><b>Standard E1 S3 Protecting the visual quality of the landscape</b></p>	
<p>Buildings and works are sited to account for the topography of the site and views from public roads, to minimise their visual impact on the landscape.</p>	
Approved Measures	Response
<p><b>E1 M3.1</b> Buildings and works are not sited on steep slopes (greater than 20 per cent slope).</p>	<p>The plans submitted include contour lines which illustrate the minimal slope across the site.</p>
<p><b>E1 M3.2</b> Buildings and works are oriented to follow the contours of the land.</p>	<p>The plans submitted include contour lines which illustrate the minimal slope across the site.</p>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.  
  
 By clicking on this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

<p><b>EI M3.3</b> Existing ridgeline vegetation is maintained to avoid breaking the ridgeline silhouette.</p>	<p>No ridgeline vegetation is proposed to be impacted.</p>
<p><b>Standard EI S4 Biosecurity</b> An appropriate distance is provided between the broiler farm (that is the broiler sheds, temporary litter stockpiles, compost piles and litter spreading areas), and other existing poultry farms under separate management, to minimise the risk of disease transmission.</p>	
<p><b>Approved Measures</b></p>	<p><b>Response</b></p>
<p><b>EI M4.1</b> The nearest external edge of new or existing broiler sheds is / are set back from sheds on other poultry farms by the distance specified in Table 1 of Biosecurity Guidelines for Poultry Producers (Agnote AG1155).</p>	<p>The closest broiler farm to the site is located 3.3km to the west.</p>
<p><b>EI M4.2</b> Temporary litter stockpiles or compost piles are separated by at least 100 m from a new or existing broiler shed on the subject land, or are sited and managed as otherwise stipulated by the processor to meet biosecurity requirements.</p>	<p>All shed litter is collected and taken off-site.</p>
<p><b>EI M4.3</b> The litter spreading area is separated by at least 20 m from a new or existing broiler shed on the subject land, or is sited and managed as otherwise stipulated by the processor to meet biosecurity requirements.</p>	<p>All shed litter is collected and taken off-site.</p>
<p><b>Standard EI S5 Future use and development of neighbouring land</b> Broiler sheds are sited so that offensive odour, dust and noise emissions will not adversely impact the orderly and sustainable use and development of land located beyond the farm property boundary, including the ability to establish a dwelling (excluding a bed and breakfast or caretaker's house) on a vacant property, having regard to:</p> <ul style="list-style-type: none"> <li>• the existing and likely future use and development of the land including any approved sensitive uses</li> <li>• the existing physical and environmental characteristics of the land</li> <li>• the purpose and requirements of the zone applying to the land</li> <li>• any applicable land use decision guidelines, policies and strategies in the planning scheme.</li> </ul>	
<p><b>Approved</b> Special Class and Farm Clusters – There are no approved measures for Special Class and Farm Clusters under Standard EI</p>	<p>An Odour ERA has been prepared and is addressed within the Planning Submission</p>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



<p>S5. These broiler farm applications must be assessed against this standard on a case-by-case basis using the information produced by the Odour ERA (see the 'Odour Environmental Risk Assessment (Odour ERA)' section of this Code).</p>	
<p><b>ELEMENT 2 (E2): FARM DESIGN, LAYOUT AND CONSTRUCTION</b></p>	
<p><b>Objective (E2):</b> To ensure the design and construction of the broiler farm minimise the risk of adverse amenity and environmental impacts, and support the cost-effective operational efficiency of the farm.</p>	
<p><b>Standard E2 S1 Protecting the visual quality of the landscape</b> Buildings and works are designed and constructed to minimise their visual impact. Site topography and existing and proposed vegetation are used to best advantage to screen new buildings and works from public roads and neighbouring properties.</p>	
<p><b>Approved Measures</b></p>	<p><b>Response</b></p>
<p><b>E2 M1.1</b> Buildings are constructed in response to the topography of the land as follows:</p> <ul style="list-style-type: none"> <li>• On flat land, buildings directly in the view line of adjacent roads and dwellings on neighbouring properties are screened by vegetation (see Element 4: Landscaping).</li> <li>• On hilly terrain, the construction of terraces or earth platforms avoids unnecessary or excessive earthworks, and suitable erosion control measures are in place (see also Standard E1 S3 and Approved measures E1 M3.1-3.3).</li> </ul>	<p>The proposed development plans show the provision of a landscape buffer to be planted around the additional sheds.</p>
<p><b>E2 M1.2</b> Broiler shed walls are clad externally in materials that are non-reflective and finished in natural colours and tones of surrounding vegetation, soil, rocks or other natural features, to improve the visual integration of buildings with the natural landscape.</p>	<p>The shed finishes will be in keeping with the existing sheds, with roofs to be low reflectivity and walls and doors to be neutral colouring.</p>
<p><b>Standard E2 S2 Efficient farm operation</b> The design and layout of the whole broiler farm provides environmental and amenity protection while maximising the efficiency of farm operations, including:</p> <ul style="list-style-type: none"> <li>• orderly management of feed and water, including: <ul style="list-style-type: none"> <li>○ adequate (quality and quantity) water supply</li> <li>○ drinker technology that minimises wetting of litter through water spillage</li> </ul> </li> </ul>	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

<ul style="list-style-type: none"> <li>○ treatment and disinfection of non-potable drinking water supply (dams, rivers and bores).</li> <li>● efficient placement of silos and feed systems</li> <li>● efficient placement and collection of birds</li> <li>● efficient placement of fresh litter</li> <li>● collection, handling and treatment of all wastes</li> <li>● cleaning and maintenance of collection areas</li> <li>● protection against birds and other vermin</li> <li>● efficient energy and water use.</li> </ul>	
Approved Measures	Response
<p><b>E2 M2.1</b> New broiler sheds are orientated to minimize the risk of odour, dust and noise impacts on the surrounding community with tunnel ventilation fans being located at the furthestmost point away from the nearest sensitive use and taking into account the locality and concentration of other sensitive uses.</p>	<p>The proposed sheds will be orientated in the same direction as the existing sheds.</p>
<p><b>E2 M2.2</b> The design and construction of broiler sheds, associated works and roads facilitates the efficient delivery of feed and birds, collection of birds, and the cleaning and maintenance of sheds and collection areas.</p>	<p>The additional two sheds have been located so as to allow for the efficient and continued use of the site.</p>
<p><b>E2 M2.3</b> Broiler sheds and feed silos are constructed to prevent access by wild birds, vermin and rodents.</p>	<p>The proposed sheds and feed silos are constructed to prevent access by wild birds, vermin and rodents.</p>
<p><b>E2 M2.4</b> A continuous water supply is available to the proposed development site (from reticulated town water supply, dams or a bore) for drinking, shed cooling and shed wash down (disinfection).</p>	<p>The existing water supply to the on the site will be proposed to the proposed sheds.</p>
<p><b>E2 M2.5</b> A back-up supply or storage of water is available to hold at least one day's total requirement, in case of a breakdown or loss of normal water supply.</p>	<p>Multiple water supply options are available on site as part of the existing operation.</p>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.  
 By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.  
 Page 39 of 116

<b>E2 M2.6</b> When dam or river water is used to supply water, chlorination, ultraviolet light systems or other appropriate disinfection procedures are used to disinfect the water.	Multiple water supply options are available onsite as part of the existing operation.
<b>E2 M2.7</b> Feed and watering systems can be adjusted to meet the requirements of the birds as they grow.	Feed and watering systems will be installed in the proposed new sheds which can be adjusted to meet requirements of the birds as they grow.
<b>E2 M2.8</b> Nipple drinkers with trays are used to provide drinking water.	Nipple drinkers with trays will be used to provide drinking water.
<b>E2 M2.9</b> Silos and feed systems are designed, sited and constructed to minimise spills of feed.	Silos and feed systems will be designed, sited and constructed to minimise spills of feed.
<b>Standard E2 S3 Avoiding environmental impacts from broiler sheds</b> Broiler shed floors and areas surrounding the sheds are designed and constructed to avoid the leaching of nutrients into the ground.	
<b>Approved Measures</b>	<b>Response</b>
<b>E2 M3.1</b> A concrete hard stand area is located at the entrance to each broiler shed.	Concrete hard stand areas are proposed either end of each of the proposed broiler sheds.
<b>E2 M3.2</b> The base of the broiler sheds is constructed from low permeability materials such as concrete, compacted clay or another sealed surface.	The base of the broiler sheds is proposed to be constructed from low permeability materials such as concrete, compacted clay or another sealed surface.
<b>E2 M3.3</b> The finished floor level of the broiler sheds is above the natural surface level to prevent the entry of stormwater run-off. Alternatively, the shed is bunded or a surface drainage system is installed to prevent the entry of stormwater run-off.	The finished floor level of the broiler sheds is above the natural surface level per the enclosed plans.
<b>Standard E2 S4 Noise management</b> The broiler farm development meets the requirements of the Interim Guidelines for Control of Noise from Industry in Country, Victoria (2011) (or its most recent update). To achieve this, in addition to the requirements of Element 1, Standard 1 (E1 S1); Standard 2 and Standard 4 (E3 S2 and E3 S4), the broiler farm further manages noise levels by ensuring farm vehicle and equipment noise associated with farm operations do not cause adverse noise impacts on nearby sensitive uses.	
<b>Approved Measures</b>	<b>Response</b>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By asking for this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

<p><b>E2 M4.1</b> The design, siting and selection of all mechanical equipment, including fans, pneumatic feed systems and other equipment, minimises the generation of mechanical noise and the likelihood of off-site vibration.</p>	<p>The design, siting and selection of all mechanical equipment, including fans will be undertaken to ensure offsite noise is minimized.</p>
<p><b>Standard E2 S5 Stormwater drainage</b> Stormwater and / or wastewater run-off from the broiler farm does not contaminate nearby waterways or groundwater, or cause erosion. Stormwater is also prevented from entering the broiler sheds.</p>	
<p><b>Approved Measures</b></p>	<p>Response</p>
<p><b>E2 M5.1</b> Clean stormwater collection areas are separated from areas that broiler farm waste may affect.</p>	<p>Clean stormwater collection areas are to be separated from areas that broiler farm waste may affect.</p>
<p><b>E2 M5.2</b> Stormwater from sheds and hard standing apron areas is collected and managed on site in a dam(s) or tanks within the broiler farm boundary.</p>	<p>Stormwater will be directed by existing and proposed farm drains to the existing dams on the land.</p>
<p><b>E2 M5.3</b> Stormwater table drains with an appropriate gradient are established along all building lines to collect stormwater run-off from sheds and hard standing apron areas.</p>	<p>Stormwater drains will be established along building lines to ensure the appropriate drainage from land.</p>
<p><b>E2 M5.4</b> In areas subject to soil erosion, the system design incorporates mitigation methods such as crushed rock traps and drops.</p>	<p>Appropriate construction methods will be employed where erosion risks are present.</p>
<p><b>E2 M5.5</b> Stormwater management is consistent with any stormwater management plan of the responsible authority.</p>	<p>Stormwater management will be consistent with any stormwater management plan of the responsible authority.</p>
<p><b>E2 M5.6</b> Retaining dams are constructed with the capacity to retain run-off from a one-in-ten year storm.</p>	<p>Existing dams onsite will be used to collect and retain water as required.</p>
<p><b>ELEMENT 3 (E3): TRAFFIC, SITE ACCESS, ON FARM ROADS AND PARKING</b></p>	
<p><b>Objective (E3):</b></p>	<p></p>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

To ensure the location, design and construction of the farm access points, internal roads and parking areas, and the movement of vehicles for broiler farm operations support the safe and efficient operation of the farm, and minimise adverse amenity impacts on nearby sensitive uses.	
<b>Standard E3 S1 Site access (Standard 1)</b> Vehicle access points are designed and constructed to allow all-weather safe entry and exit for the anticipated type and frequency of vehicles, accounting for road and traffic conditions.	
<b>Approved Measures</b>	<b>Response</b>
<b>E3 M1.1</b> Access points are constructed to a standard that minimises deterioration in the road pavement, avoids sharp turns and provides sufficient road width for truck turning movements.	The existing access point to the farm from Cathcart Road will be retained.  All new internal access points to the new sheds have been design with appropriate splays to allow for truck turning movements.
<b>E3 M1.2</b> For site access from a public road, the gate to the broiler farm is at least 30 m inside the broiler farm boundary, so articulated vehicles requiring access can park off the public road while the gate is being opened.	The existing access point to the farm from Cathcart Road will be retained.
<b>Standard E3 S2 Site access (Standard 2)</b> Vehicle access points to the broiler farm from public roads are located to minimise noise and vehicle light impacts on existing sensitive use.	
<b>Approved Measures</b>	<b>Response</b>
<b>E3 M2.1</b> Vehicle access points are located as far away as possible from a sensitive use not associated with the broiler farm.	The existing access point to the farm from Cathcart Road will be retained.
<b>E3 M2.2</b> All lighting is located, directed and baffled to limit light beyond the development site boundaries.	All lighting is to be located, directed and baffled to limit light beyond the development site boundaries.
<b>Standard E3 S3 Internal roads and car parking (Standard 1)</b> Internal roads and parking areas are designed, constructed and maintained to operate in all weather conditions. Adequate provision is made for the parking and movement on the property of articulated and other vehicles associated with the farm, including the delivery of birds, litter and feed to the premises, and the collection of birds and waste.	
<b>Approved Measures</b>	<b>Response</b>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By operation of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

<p><b>E3 M3.1</b> Internal roads and parking areas are constructed of a compacted sub-base with table drains, and a compacted gravel layer with a camber to shed rainwater to the drains.</p>	<p>New internal access tracks will be constructed to the required standard.</p>
<p><b>E3 M3.2</b> An area(s) is provided for parking articulated vehicles involved in loading and unloading stock, feed, litter and waste.</p>	<p>Existing parking areas already provided will be used for parking.</p>
<p><b>Standard E3 S4 Internal roads and car parking (Standard 2)</b> Internal roads and parking areas are designed and sited to minimise noise and light impacts on neighbouring sensitive uses.</p>	
<p><b>Approved Measures</b></p>	<p><b>Response</b></p>
<p><b>E3 M4.1</b> Internal roads and parking areas are designed to ensure efficient traffic flow and to reduce the need for vehicles to reverse. The layout allows ease of access to the site, avoids the use of sharp turns, and for vehicles to leave the farm travelling in a forward direction.</p>	<p>Existing internal access roads will be used which allow for vehicles to leave the farm in a forward direction.</p>
<p><b>E3 M4.2</b> Internal roads and parking areas are located as far away as possible from a sensitive use not associated with the broiler farm.</p>	<p>Existing internal access roads and parking will be used for the proposed sheds which are located significant distances from the property boundaries.</p>
<p><b>E3 M4.3</b> All lighting is located, directed and baffled to limit light beyond the development site boundaries.</p>	<p>All lighting proposed with the additional shed located, directed and baffled to limit light beyond the development site boundaries.</p>
<p><b>ELEMENT 4 (E4): LANDSCAPING</b></p>	
<p><b>Objective(E4):</b> To ensure landscaping is used to minimise the visual impact of broiler sheds and litter storage areas, further reduce the risk of adverse impacts from light and dust on nearby sensitive uses, and protect, manage and enhance on-farm native vegetation and biodiversity.</p>	
<p><b>Standard E4 S1 Landscaping</b> Landscaping provides substantial visual screening from roads, public areas, nearby sensitive uses not associated with the broiler farm; integrates the farm into the surrounding landscape; and provides adequate access and clearance around the sheds.</p>	
<p><b>Approved Measure</b></p>	<p><b>Response</b></p>
<p><b>E4 M1.1</b> The landscape plan provides for dense vegetation and planting along frontages to public roads and other highly exposed site</p>	<p>The existing landscaping will be added to ensure that the proposed sheds are screened. It is expected that a permit</p>

To the risk of adverse effects, this information is made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

<p>boundaries to provide screening of the broiler farm buildings, structures and handling areas.</p>	<p>condition will require the submission of an appropriately prepared landscape plan.</p>
<p><b>E4 M1.2</b> The landscape plan incorporates a mix of trees and large shrubs to ensure effective upper level and lower level screenings of the farm.</p>	<p>It is expected that a permit condition will require the submission of an appropriately prepared landscape plan.</p>
<p><b>E4 M1.3</b> As far as possible, the landscape plan retains existing trees, particularly native vegetation, and a mix of native and local indigenous plant species that blend into the landscape.</p>	<p>It is expected that a permit condition will require the submission of an appropriately prepared landscape plan.</p>
<p><b>E4 M1.4</b> Mounds to a height of approximately 2 m are used if the combination of natural topography and tree planting cannot effectively screen a broiler farm. Soil from shed excavation, stormwater drains and farm dams may be suitable for constructing these mounds.</p>	<p>It is expected that a permit condition will require the submission of an appropriately prepared landscape plan.</p>
<p><b>E4 M1.5</b> Plantings and vegetation are located no closer than 20 m from the perimeter of the broiler sheds to ensure adequate shed ventilation, minimise vermin habitats, and provide adequate shed access and fire-fighting protection.</p>	<p>The proposed development plans show the proposed location of the vegetation buffers being setback 20m from the edge of the proposed sheds.</p>
<p><b>E4 M1.6</b> Unpaved areas around sheds are grassed to prevent soil erosion and minimise the heat load on the buildings through radiation from bare ground.</p>	<p>It is expected that a permit condition will require the submission of an appropriately prepared landscape plan.</p>
<p><b>E4 M1.7</b> Ground surfaces that are exposed to erosion are stabilised with ground cover planting or other means to minimise erosion.</p>	<p>Ground covers will be used on any areas around the proposed sheds to ensure areas exposed to erosion are stabilised.</p>
<p><b>E4 M1.8</b> The permit approval requires the establishment of a landscape performance bond, to ensure effective implementation of a landscape plan approved by the responsible authority. This plan includes a reasonably detailed estimate of the quantity and types</p>	<p>It is expected that this will form a condition of permit.</p>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 44 of 116



<p>of materials, watering equipment, plants and other inputs required. The amount of the bond provides an incentive for the broiler farm operator to fully implement the landscape plan and maintain the vegetation during the establishment period.</p>	
<p><b>ELEMENT 5 (E5): WASTE MANAGEMENT</b></p>	
<p><b>Objective(E5):</b>          To manage waste from broiler farm operations to:</p> <ul style="list-style-type: none"> <li>• minimise adverse amenity impacts from odour and dust on nearby sensitive uses</li> <li>• prevent the pollution of ground and surface waters and land</li> <li>• avoid biosecurity risks.</li> </ul>	
<p><b>Standard E5 S1 Spent litter</b>          The management and disposal systems for spent litter are designed to minimise odour and dust generation and the likelihood of disease transmission, and to prevent nutrient run-off to surrounding land, waterways or groundwater.</p>	
<p><b>Approved Measures</b></p>	<p><b>Response</b></p>
<p><b>E5 M1.1</b>          Temporary litter stockpiles or compost piles are not visible or are well screened from neighbouring sensitive uses. If piles are visible from the broiler farm boundary, then they are screened by shedding or other suitable material.</p>	<p>All shed litter is collected and taken off-site.</p>
<p><b>E5 M1.2</b>          Temporary litter stockpiles or compost piles are located to prevent water run-off into sensitive areas, such as stormwater drains, waterways and catchments. Additional bunding may be required to prevent entry to, and contamination of, stormwater run-off. It may also be required to prevent extraneous stormwater run-off from entering the compost pile.</p>	<p>All shed litter is collected and taken off-site.</p>
<p><b>E5 M1.3</b>          Nutrient-rich run-off from the temporary litter stockpiles or compost piles is collected in a sump or dam and may be re-used to add moisture to the pile.</p>	<p>All shed litter is collected and taken off-site.</p>
<p><b>E5 M1.4</b></p>	<p>All shed litter is collected and taken off-site.</p>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 45 of 116

Temporary litter stockpiles or compost piles are on an impermeable base such as concrete, compacted clay or cement-stabilised soils, to prevent nutrient leaching.	
<b>E5 M1.5</b> The litter application site is not on land subject to flooding, steep slopes (greater than 10 per cent), rocky, slaking or highly erodible land or highly impermeable soils where there is any risk of nutrient run-off to waterways, surrounding land or groundwater.	All shed litter is collected and taken off-site.
<b>Standard E5 S2 Dead birds</b> The management and disposal of dead birds is designed to minimise the likelihood of disease transmission, complies with the National Biosecurity Manual for Contract Meat Chicken Farming (or its most recent update) and minimises odour and dust generation.	
<b>Approved Measures</b>	Response
<b>E5 M2.1</b> Where birds are to be frozen before collection, adequate freezers and space for the freezers are provided.	Dead birds are kept in an onsite freezer until collection
<b>E5 M2.2</b> The collection point (for the collection vehicle) is as far as practical away from the farm site so that dead bird bins are not left in public view, and the collection vehicle does not come in close proximity to the broiler sheds.	The collection area is located away from property boundaries and clearly accessible from via internal access tracks.
<b>E5 M2.3</b> The collection point is appropriately constructed so the bins are protected from extreme weather conditions (for example, from winds that will cause lids to open or bins to tip over); and the site can be easily cleaned in the event of a spill.	The Freezer collection area is located within existing sheds on the land.
<b>E5 M2.4</b> Dead bird collection vehicles and all containment systems are leak proof and vermin proof.	Collection vehicles will be leak proof to ensure no leaks.
<b>E5 M2.5</b> Incineration of dead birds is conducted only in incinerators built for purpose.	No incineration of dead birds is proposed.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 46 of 116

<p><b>E5 M2.6</b> On-site burial of dead birds is undertaken only in an emergency situation and with the approval of the relevant authorities (the Chief Veterinary Officer of the Department of Primary Industries and EPA Victoria).</p>	<p>On-site burial of dead birds will only be undertaken in an emergency and with the approval of relevant authorities.</p>
<p><b>Standard E5 S3 Chemical waste</b> The management and disposal systems for chemical waste and general farm waste are designed to ensure the safe storage, use and disposal of chemicals.</p>	
<p><b>Approved Measures</b></p>	<p>Response</p>
<p><b>E5 M3.1</b> Secure sheds, with an impermeable concrete base and appropriate bunding to avoid contaminated runoff, are provided to store chemicals, fuels, chemical waste and / or waste containers (before disposal).</p>	<p>Existing sheds associated with the existing operation will be used for any additional chemicals which require storage.</p>
<p><b>OPERATION AND MANAGEMENT (ENVIRONMENTAL MANAGEMENT PLAN)</b></p>	
<p><b>Objective (E6):</b> To apply best practice management of the broiler farm to avoid or minimise the risk of adverse amenity and environmental impacts on the surrounding environment and nearby sensitive uses.</p>	
<p><b>Standard E6 S1</b> An environmental management plan (EMP) is developed that includes strategies and measures to avoid or minimise environmental risks, and also contingency actions to manage environmental problems that may arise, as follows:</p>	
<p><b>Approved Measures</b></p>	<p>Response</p>
<p><b>E6 M1.1</b> An environmental management plan (EMP) is developed that is site specific and based on the approved generic EMP (as amended and updated from time to time). If the EMP lodged with permit application does not address any part of the generic EMP, the applicant has addressed why that part is not relevant or applicable. Alternatively, the EMP may be developed under the Victorian Farmers Federation Chicken Care program. To expand an existing Chicken Care-accredited farm, the EMP must be updated to incorporate any new or additional risks as a result of the farm</p>	<p>The application does not seek a new use on the land with the proposed sheds to be associated with the existing use. The sheds will be operated as part of the existing use and therefore the submitted that a new EMP is not required.</p>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.  
  
 By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

<p>development and to ensure compliance with this Code. Where the EMP does not address any part of the generic EMP, the applicant has addressed why that part is not relevant or applicable.</p>	
<p><b>E6 M1.2</b> The farm grower / operator maintains and updates (as required) a manual containing the EMP, which is available for inspection by the responsible authority.</p>	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

# Assessment of Separation Distance for Proposed Expansion to Longwarry Broiler Farm

## Final Report

May 2024

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## Contents

1. Introduction	3
2. Sequence of Farm development	3
3. Broiler Shed Operation	5
3.1 Shed Ventilation	5
3.2 Litter Management	7
4. Required Separation Distance for Broiler Farms	8
4.1 Current Procedure – Broiler Code	8
4.2 Summary	9
5. Effect of Local Meteorology – Directional Buffers	10
5.1 Pakenham Meteorological Data	10
5.2 Directional SDs	10
6. Risk Assessment	13
7. Conclusions	14

## Tables and figures

Figure 1. Property Layout (CAF Dwg 4141 PLN1)	4
Figure 2. Ventilation – Shed #1	6
Figure 3. Tunnel Fans on Sheds #1,2, 3 and 4	6
Figure 4. Evaporative Cooler Pads – Sheds #9 and 10	7
Figure 5. Annual Wind Rose – Pakenham 2006.	11
Figure 6. Code 686 m Directional and Radial SDs for Proposed Farm expansion	12

## Appendices

Appendix A : Air Environment Memo Report	15
--	----

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 1. Introduction

PEC was engaged by Marshal Melbourne acting for the owner of a broiler farm at 85 Cathcart Road, Longwarry to assess the implications arising from a proposed expansion to the existing broiler farm from the existing bird capacity of 320,000 birds to a proposed capacity of 400,000 birds.

In particular, the separation distances from existing residences to the expanded farm is to be assessed with respect to the current guidelines for broiler farms. These guidelines are in a state of flux – the proposed separation distances being in draft form and are yet to be finalised.

PEC agreed with Marshal a scope of work that entailed the following components:

- Site visit
- Description of broiler farm operations
- Calculation of separation distance as per the 2009 Broiler Code<sup>1</sup> as cited in the EPAV separation distance guideline<sup>2</sup>
- Determination of a directional buffer taking account of site-representative meteorology.
- Determination of odour complaint history from nearby residences
- Reporting

## 2. Sequence of Farm development

### Original Farm

Figure 1 shows the broiler shed layout and site boundary as well as the proximate residences. The original farm was established in 2002 and comprised two groups (modules) of four sheds with the sheds sized to house 40,000 birds. The farm limit of 320,000 birds was below the 400,000 bird limit for a broiler farm and enabled it to be classed as Class A or Class B in the Vic Broiler Code. These classes do not require an Odour Environmental Risk Assessment (OERA) to be conducted.

<sup>1</sup> Victorian Code for Broiler farms 2009 (plus 2028 Amendments)

<sup>2</sup> Recommended separation distances for industrial residual air emissions, Pubn. 1518, March 2013.





### Expansion to 10 sheds in 2016

The RSPCA requirements<sup>3</sup> limiting bird stocking rates to 34 kg /m<sup>2</sup> for mechanically ventilated sheds were adopted by the major processors. In turn the growers were required to either; (i) add sheds to maintain the same number of birds in a batch, or (ii) reduce stocking density in the existing sheds and grow less birds per batch. Both options were adopted in the western group<sup>4</sup>, with two sheds (#9 and #10) added<sup>5</sup>. The eastern group (sheds #1 to 4) adopted option 1 and were destocked to 30,000 birds/shed. Both groups complied to the RSPCA stocking limit<sup>6</sup>. There was an increase to ~200,000 birds in the western group (ie 6 x 33,300) with the number of birds in the eastern module reduced to 120,000. In combination the farm carried 320,000 birds

### Proposed Expansion

After the two groups came into common ownership it was decided to increase the farm capacity to 400,000 birds. Two additional sheds (#11 and #12– see orange hatching of sheds in Figure 1) are proposed for the eastern group, increasing its capacity to 200,000 birds. The 12 sheds at 33,500 birds/shed raises the combined farm size to ~ 400,000 birds<sup>7</sup>.

## 3. Broiler Shed Operation

The description given in this section is based on a site visit by Tim Pollock on 25 March and on details provided by the farm manager Erik Van Tiel.

### 3.1 Shed Ventilation

The sheds are all mechanically ventilated (as opposed to the earlier side curtain sheds that were hostage to ambient wind speeds and could achieve cooling only by fogging).

#### Sideflow / Crossflow Ventilation

The systems used vary from;

- (i) use of side flow with exhaust through eight ridgeline vents (sheds #1 to #4 and #5 to #8) – see Figure 2

<sup>3</sup> RSPCA 2013 “MEAT CHICKENS RSPCA – Approved farming scheme standards”, May 2013

<sup>4</sup> Each group was under separate ownership.

<sup>5</sup> By increasing the number of sheds in this group from 4 to 6, this module increased capacity to 200,000 birds and reduced the stocking rate.

<sup>6</sup> 200,000 birds in six sheds gives 13.5 birds/m<sup>2</sup>. At 2.5 kg for the first pick this gives 33.8 kg/m<sup>2</sup>

<sup>7</sup> Allowing for morts.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

- (ii) use of crossflow with inlets on one side and exhaust via four fixed speed bulkhead fans on the opposite side (sheds #9 and #10).

The side flow and cross flow ventilation is employed under most conditions, the exceptions being; (i) when birds are young and not fully fledged, gas heaters are used to warm incoming air, and (ii) when birds are older and ambient temperatures are high (> 27 deg C) tunnel ventilation (ie longitudinal airflow) is used together with evaporative cooling of incoming air as ambient temperature rises. Tunnel ventilation is fitted on all existing sheds – see Figure 2.

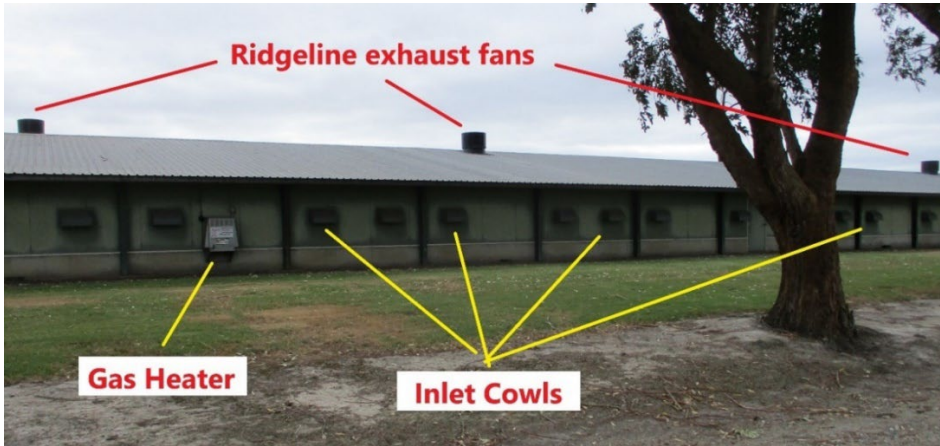


Figure 2. Ventilation – Shed #1

**Tunnel Ventilation**

The tunnel ventilation increases as ambient temperature rises so that the increase in shed temperature above ambient reduces. The sheds are fitted with eight fixed speed 1200mm bulkhead fans (see Figure 3) and two 600 mm fans. Fine adjustment of the required shed airflow rate can be achieved by pulsing the fans. When shed temperature exceeds the set-point for bird age, air inflow via the mini-vents along each side of the shed is cut and air inflow is via evaporative coolers located at the opposite end to the tunnel fans – see Figure 4. Irrigation of the airflow through the cooler honeycomb is adjusted to provide evaporative cooling of the incoming ambient air.



Figure 3. Tunnel Fans on Sheds #1,2, 3 and 4

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 54 of 116





**Figure 4. Evaporative Cooler Pads – Sheds #9 and 10**

### **3.2 Litter Management**

Prior to the placement of a batch of birds the shed floor is cleared of the litter/droppings from the previous batch and the spent litter is exported for sale to farmers and composting operations.

Fresh litter comprising a blend of rice hulls and wood shavings is imported and spread evenly to a depth of 50 mm.

During the batch grow-out the litter is tested for moisture content. When/where litter exceeds the desired moisture (~40%) or where the litter cover 'cakes', tilling the litter is conducted. Typically tilling is only required during winter months and at most several tillings might be required during a batch – towards the end of the batch grow-out.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 4. Required Separation Distance for Broiler Farms

Separation distance<sup>8</sup> (SD) has been a simple planning tool to minimise impacts of odour or nuisance dust emissions from designated industries on so-called 'sensitive receptors'. Rural industries have been in the forefront in developing guidelines to allow SD determinations so that these industries can locate to avoid conflict with sensitive land uses (typically residential).

### 4.1 Current Procedure – Broiler Code

In Victoria the Victorian Farmers Federation, Chicken meat group together with the Department of Primary Industries and the Environment Protection Authority Victoria (EPAV) developed the Victorian Code for Broiler Farms in 2001. The Code was updated in 2009 and minor amendments were made in 2018.

The Code provides a formula to determine the separation distance **SD** in metres as a function of the broiler farm size – expressed as the number of thousands birds **N** as follows.

$$SD = 27 \times N^{0.54} \quad \text{equation 1}$$

Note that the current EPAV publication<sup>9</sup> for recommended separation distances, in Table 1 under '*Poultry – for meat*' refers to the 2009 Code to determine the appropriate SD.

Then for this farm, originally stocked to give 320,000 birds and now to be stocked to 400,000 birds, the SD is set by the Code is;

608 m for the original farm and initial expansion, and  
686 m for the proposed expansion.

The application of the SD requires the 'activity boundary' enclosing the odour sources to be defined. The SD is then scribed as a fixed distance from this boundary.

As shown in Figure 1 only one<sup>10</sup> of the three closest rural residences does not comply to the separation specified for the proposed expansion– with a separation of 625 m.

PEC understands that there have been no complaints made by the occupants of R1 with respect to odour from the farm – either to Council, EPAV, or to the farm manager.

<sup>8</sup> Previously termed buffer distance

<sup>9</sup> EPA 2018 "Recommended separation distances for industrial residual air emissions". Publ. 1518, March 2018

<sup>10</sup> Residence R1 – 35 Cathcart Rd

The proposed increase in farm bird population will induce a shortfall of 61 m (~9% of the 686 m SD).

#### 4.2 Summary

The shortfall of SD at R1 is small compared to the default SD of 686m.

The SD in equation 1 was deliberately set to be conservative, ensuring that adverse impact is avoided.

PEC principal Tim Pollock has been involved for over 20 years in assessing existing and proposed broiler farms in Victoria and is aware of only one case<sup>11</sup> where the 686m SD for a 400,000 bird broiler farm has been found to be inadequate to protect residents from adverse odour impact.

In relation to such rare events, the proposed SD guideline in *Section 1.3 Scope* comments:

Recommended separation distances in this guideline do not account for upset conditions such as major abnormal weather conditions, major accidents or major equipment failure. Unlike emissions under normal operating conditions, upset conditions are often irregular or sporadic and impacts can extend beyond the distance for unintended emissions. Upset conditions should be managed by implementing reasonably practicable contingency measures.

So, the impact of major incidents/accidents are not intended to be covered by the recommended SDs in the draft guideline.

<sup>11</sup> A bore providing drinking water for the birds was off-spec, resulting in bird faeces wetting the litter and generating anaerobic conditions. The situation was not recognised in time and verified complaints up to 2 km range were registered with EPAV.

## 5. Effect of Local Meteorology – Directional Buffers

This concept was introduced in 2004<sup>12</sup> and was part of a review of buffer distances for EPAV in 2000. It has had extensive use in planning fora and in VCAT& Planning Panel hearings. Recently it has gained recognition in EPAV guidance<sup>13</sup>.

PEC has commissioned Air Environment (AE) to determine a directional buffer (or SD) using a 12 month hourly dataset of meteorological parameters from the nearest EPAV AQMS<sup>14</sup> at Pakenham<sup>15</sup>. The AE memo report is included as Appendix A and the output is discussed below.

### 5.1 Pakenham Meteorological Data

The EPAV station was located at the Pakenham racecourse, some 10 km WNW of the broiler farm. Given there is little terrain between the sites and that the dominant terrain feature affecting both sites is the Great Dividing Range to the north, the Pakenham data will be representative of conditions at the broiler farm. Figure 6 gives the annual average wind rose from the AQMS.

The windrose shows that light winds were predominantly from the N and NW reflecting the drainage from the Great Dividing Range, and also from the east (funnelled up-valley flow from the Latrobe Valley). These directions will result in an increased impact of odour emissions downwind.

### 5.2 Directional SDs

The corresponding directional SDs (i.e. enclosing the same area as the radial SD) are shown in Figure 6 for the Code 686m. The directional SD shows an increased extension to the south compared to the radial SD, and a corresponding retraction to the North and north east compared to the radial SD. This feature confirms that the

<sup>12</sup> Clarey P , Pollock T “Integrating Separation Distances with Dispersion Modelling” paper e 4572, Enviro 04 , 28 Mar – 1 April, Darling Harbor NSW

<sup>13</sup> EPAV 2022 Pubn.1883, “Guidance for assessing odour” section 6.9.3

<sup>14</sup> AQMS – Air Quality Monitoring Station

<sup>15</sup> This station has now been discontinued and 2006 was the most recent 12 month dataset available.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



southerly cool air drainage flow off the Great Dividing Range to the north is the main influence affecting departure from the radial SD.

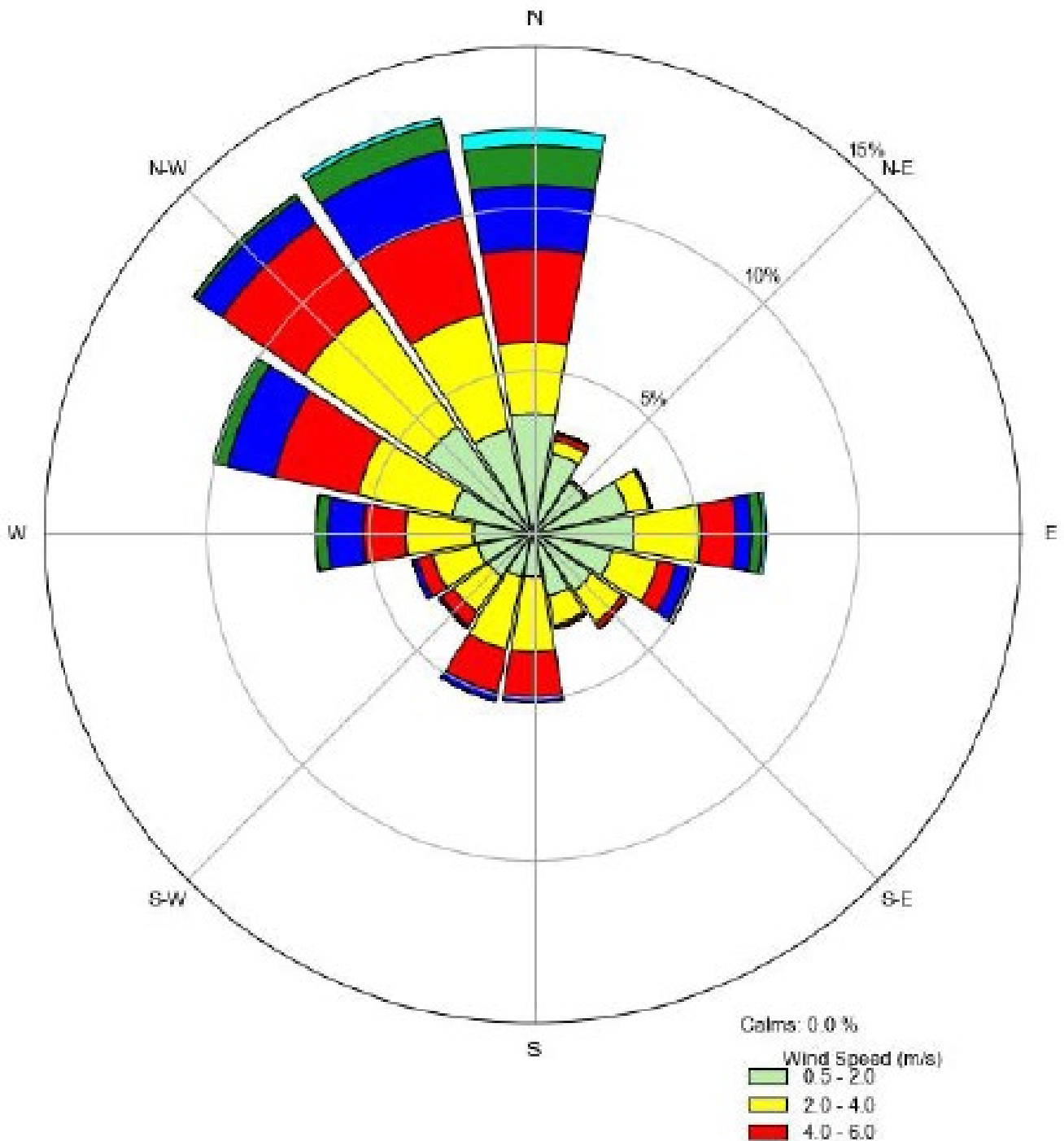
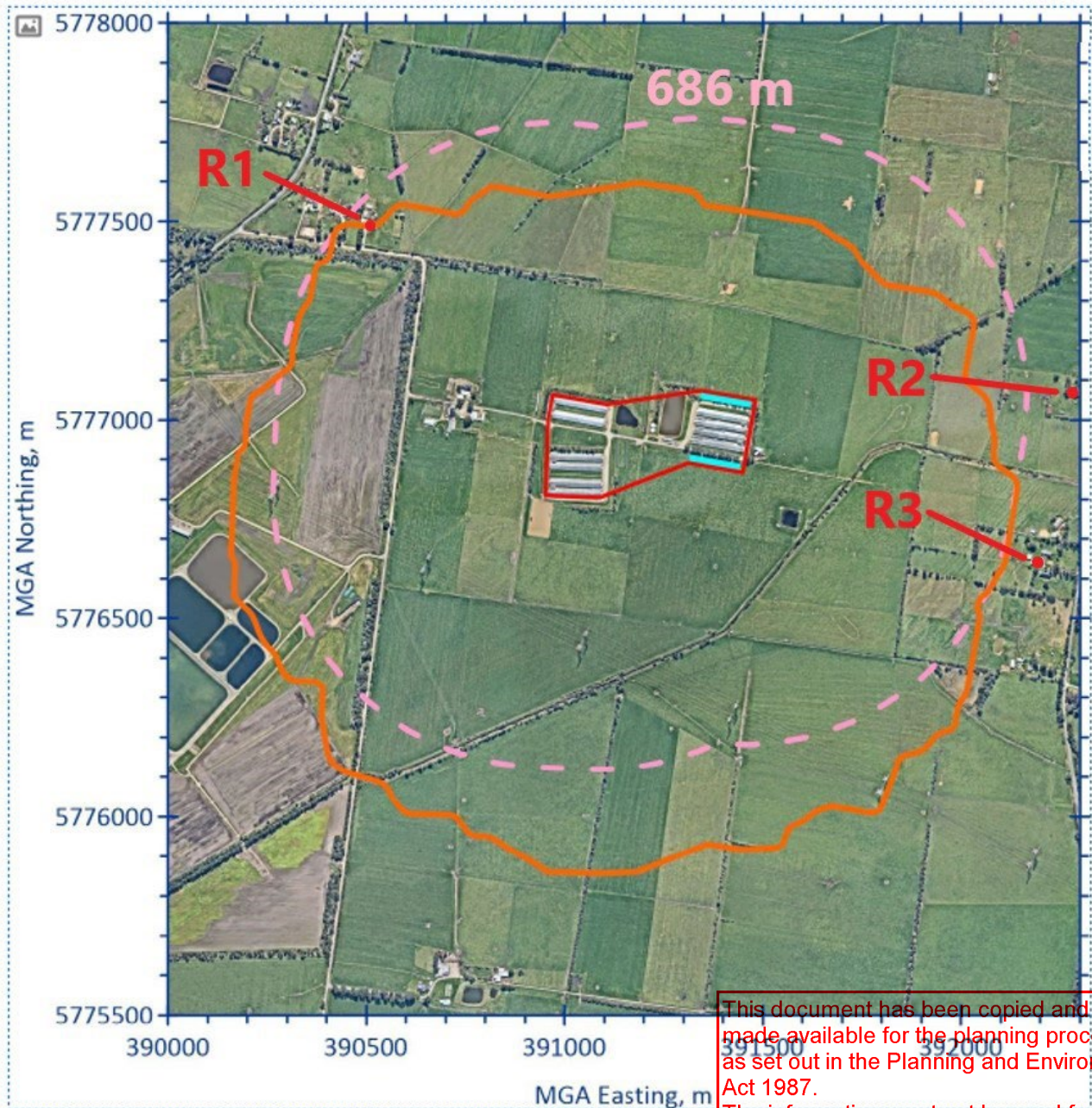


Figure 5. Annual Wind Rose – Pakenham 2006.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.  
 The information must not be used for any other purpose.  
 By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.  
 Page 59 of 116

**Code SD**

Figure 6 shows that there is a small retraction from the radial 686m at residence R1 that is sufficient to have R1 compliant with (ie not covered by) the Code directional buffer. So, all three residences are outside the Code SD when the directional effect is accounted for.



**Figure 6. Code 686 m Directional and Radial SDs for Proposed Farm expansion**

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 60 of 116

## 6. Risk Assessment

The EPAV now require assessments of odour impact from industries with residual emissions to be grounded on a risk assessment using a range of tools to characterise the risk at sensitive receptors. In contrast to the use of dispersion modelling as described in the Broiler Code, EPAV have placed emphasis on field odour surveys as detailed in Pubn #1881<sup>16</sup>- relying on 'ground-truthing' in preference to odour dispersion modelling. The risk assessment procedure advocated by EPAV is detailed in Pubn. #1883<sup>17</sup>.

In this case, the absence of odour complaints from R1 over the 20+ years of farm operation plus the compliance to the Code directional SD at R1, of itself provides evidence that the risk of odour impact at R1 will remain very Low.

PEC's experience from commissioning/assessing field odour surveys<sup>18</sup> at other Victorian broiler farms is that the typical maximum extent of 'obvious' odour downwind from a 400,000 bird farm (typically an array of eight sheds) at maximum bird weight towards the end of the batch is  $\leq 600$  m.

Given the complete absence of complaints since the inception of the farm 20+ years ago, the compliance to the Code directional SD and the competent management of the farm, there is no need to demonstrate by field odour surveys that the risk of odour impact is Low.

<sup>16</sup> EPAV 2021 "Guidance for field odour surveillance", Pubn. 1881, May 2021

<sup>17</sup> EPAV 2022 "Guidance for assessing odour", Pubn. 1883, June 2022.

<sup>18</sup> Rosedale south, Lethbridge, Moolort

## 7. Conclusions

The analyses presented in this report show that the proposed expansion to the existing farm:

- does not breach the 400,000 bird limit that the Code uses to determine whether an OERA is required,
- does not breach the Code 686 m buffer when the directional response to local dispersion conditions is accounted for,
- has not occasioned any complaint from residents over the twenty year operation of the farm,
- and does not need a field odour survey to confirm what is known in the broiler industry for farms of this size when competently run.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## Appendix A : Air Environment Memo Report

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



# MEMORANDUM

To:	[Redacted] Principal	From:	[Redacted]
Email:	[Redacted]	Email:	[Redacted]
Company:	Pollock Environmental Consulting (PEC)	Company:	Air Environment
		Date:	30 April 2024

## Longwarry Broiler Farm Expansion Meteorologically Adjusted Buffer Analysis

### 1 Introduction

This document provides a brief summary of the methods and results of an assessment to adjust the buffer separation envelope around the Longwarry Broiler Farm to account for the addition of two more sheds to the north and south of the eastern farm module. The information presented herein is provided without comment and is intended for inclusion within the PEC odour assessment report.

This document provides:

- An analysis of the distributions of wind speed and direction (based on a wind rose diagram analyses) in the 2006 AUSPLUME meteorological file, used to drive the AUSPLUME model.
- A summary of the AUSPLUME configuration used to create the contours selected for use in determining the meteorologically adjusted buffer.
- A site map of the expanded broiler farm showing the two additional farm modules and the activity area.
- The buffer analysis for the Longwarry Broiler Farm activity area for a 686 m separation distance:
  - Standard 686 m radial buffer
  - Meteorologically adjusted buffer and bearing table.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 2 Wind Distribution Analysis

An annual wind and stability rose analysis was prepared from the EPAV Pakenham AUSPLUME meteorological file (Pake06.met) for the one-year period commencing on 1 July 2005 and ending on 29 June 2006.

The annual wind and stability roses are presented in Figure 2-1 and Figure 2-2 respectively.

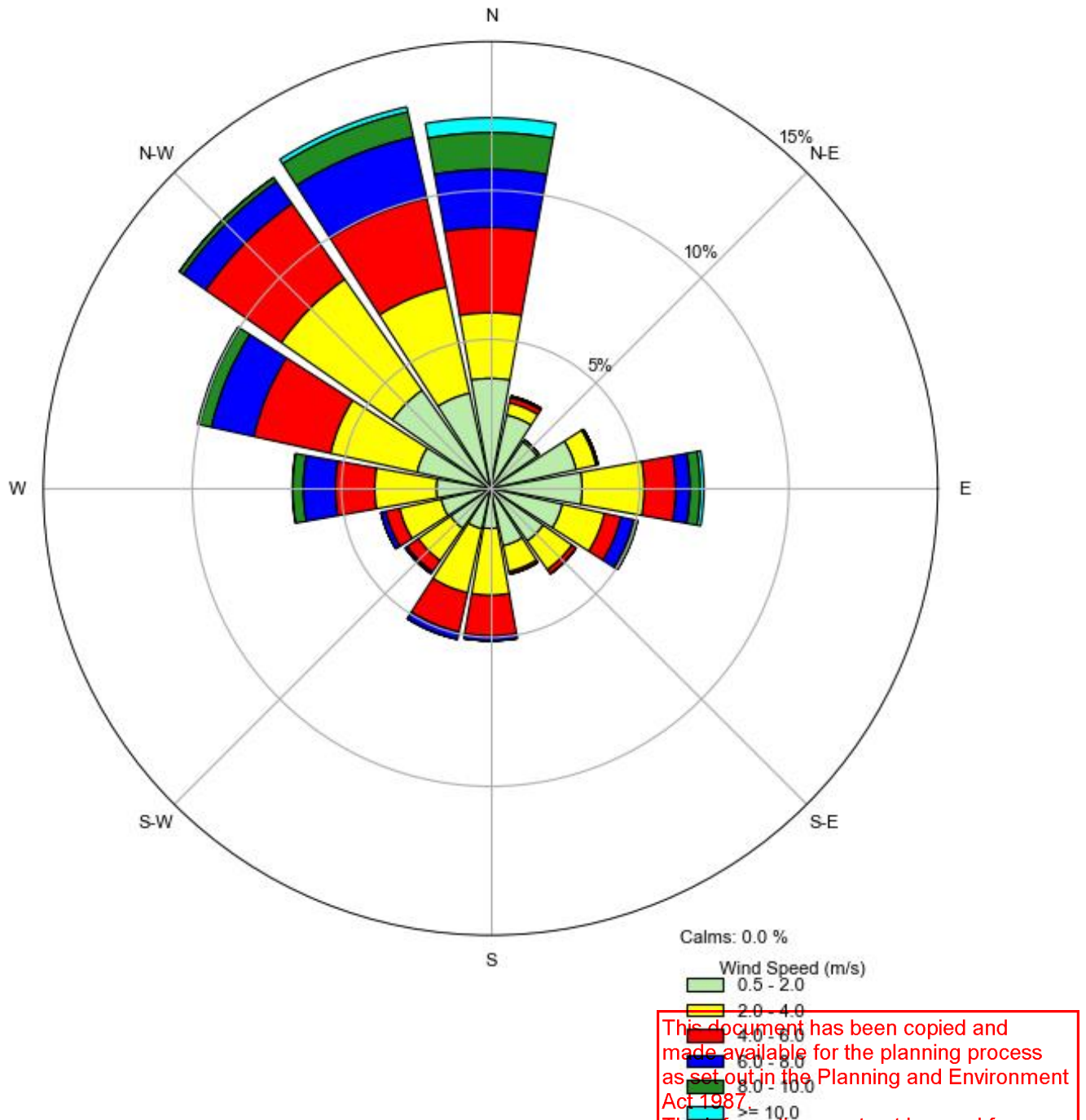


Figure 2-1 Annual wind distribution of the Pakenham AUSPLUME meteorological file for the period 1 July 2005 to 29 June 2006.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



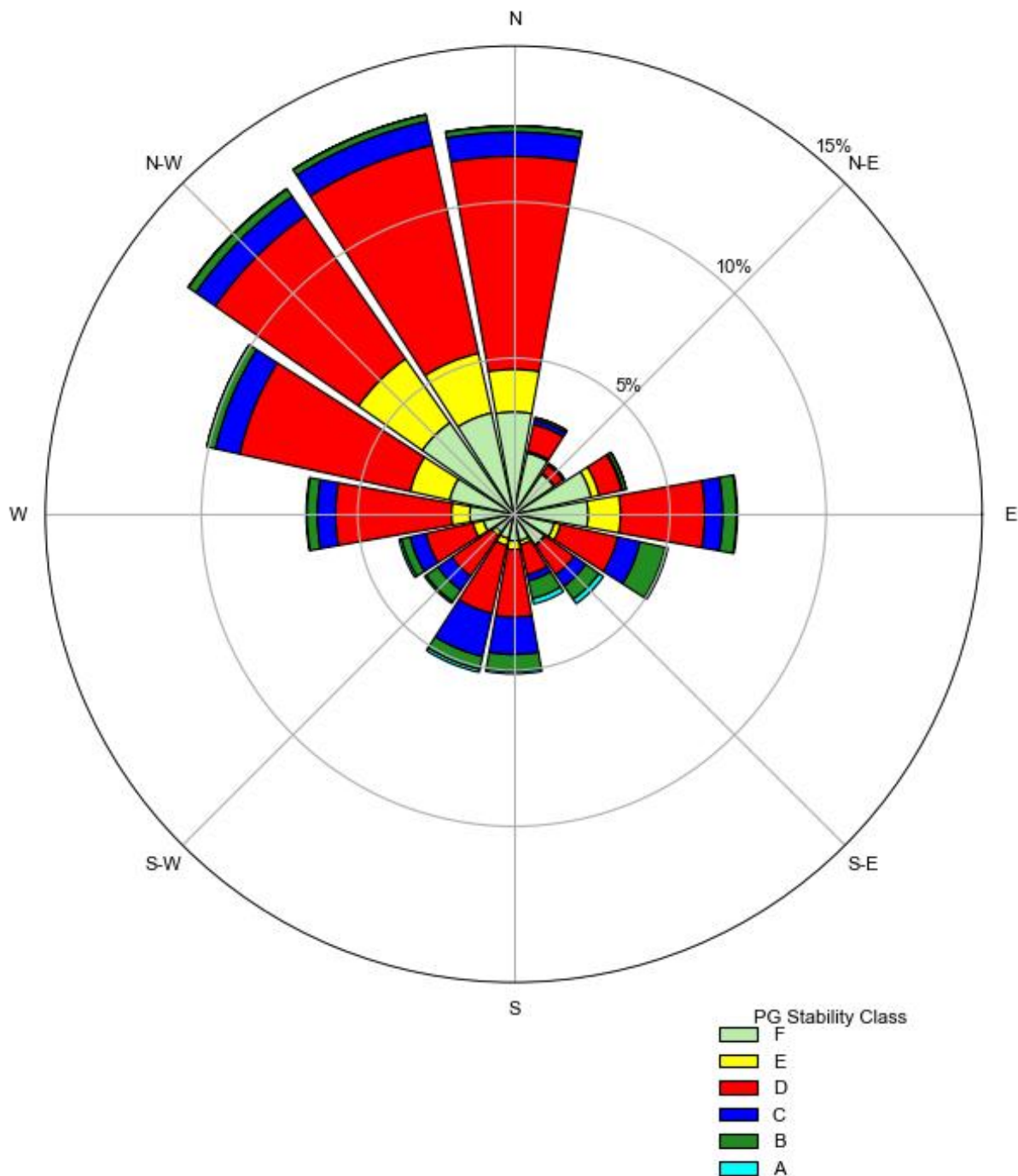


Figure 2-2 Annual atmospheric stability and wind direction distribution of the Packerham AUSPLUME meteorological file for the period 1 July 2005 to 28 June 2004.

This document has been copied and made available in the planning process as set out in the Planning and Environment Act 1987.  
 The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

### 3 AUSPLUME Configuration

AUSPLUME (version 6.0) was configured:

- Using the flat terrain option
- To predict 1-hour average odour concentrations
- Using rural dispersion coefficients
- With a uniform cartesian grid:
  - Grid centred at point (0,0)
  - 101 rows by 101 columns (4000 m by 4000 m)
  - 40 m grid resolution
- A surface roughness of 0.4 m (“rolling rural”)
- A single 10 m by 10 m area source, centred at point (0,0) emitting a constant 10 ou/m<sup>2</sup>/s at a release height of 0 m and an initial vertical spread of 2m.
- Calculation of the 99.5<sup>th</sup> percentile odour concentration contour plot file.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

#### 4 Site Map

A map of the expanded Longwarry Broiler Farm site is presented in Figure 4-1, with the two additional sheds on the eastern module being shown in cyan, and the activity boundary outlined in red. The tunnel fans are located on the western ends of each western-module shed, and the eastern ends of each eastern-module shed. The activity boundaries are therefore increased by 10 m at the fan ends of each shed to account for the throw of the tunnel fan exhaust.



Figure 4-1 Site map and activity boundary for the expanded Longwarry Broiler Farm

Figure Note

The expanded Longwarry Broiler Farm activity boundary is outlined in red, with the two additional sheds being shown in cyan. The activity boundary extends 10 m to the west of the western farm modules and 10 m to the east of the eastern module to account for the 10 m throw of the tunnel fan exhaust.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



## 5 Meteorologically Adjusted Buffer (686 m)

The standard 686 m radial separation distance, and the corresponding meteorologically-adjusted buffer, surrounding the expanded broiler farm activity area is presented in Figure 5-1.

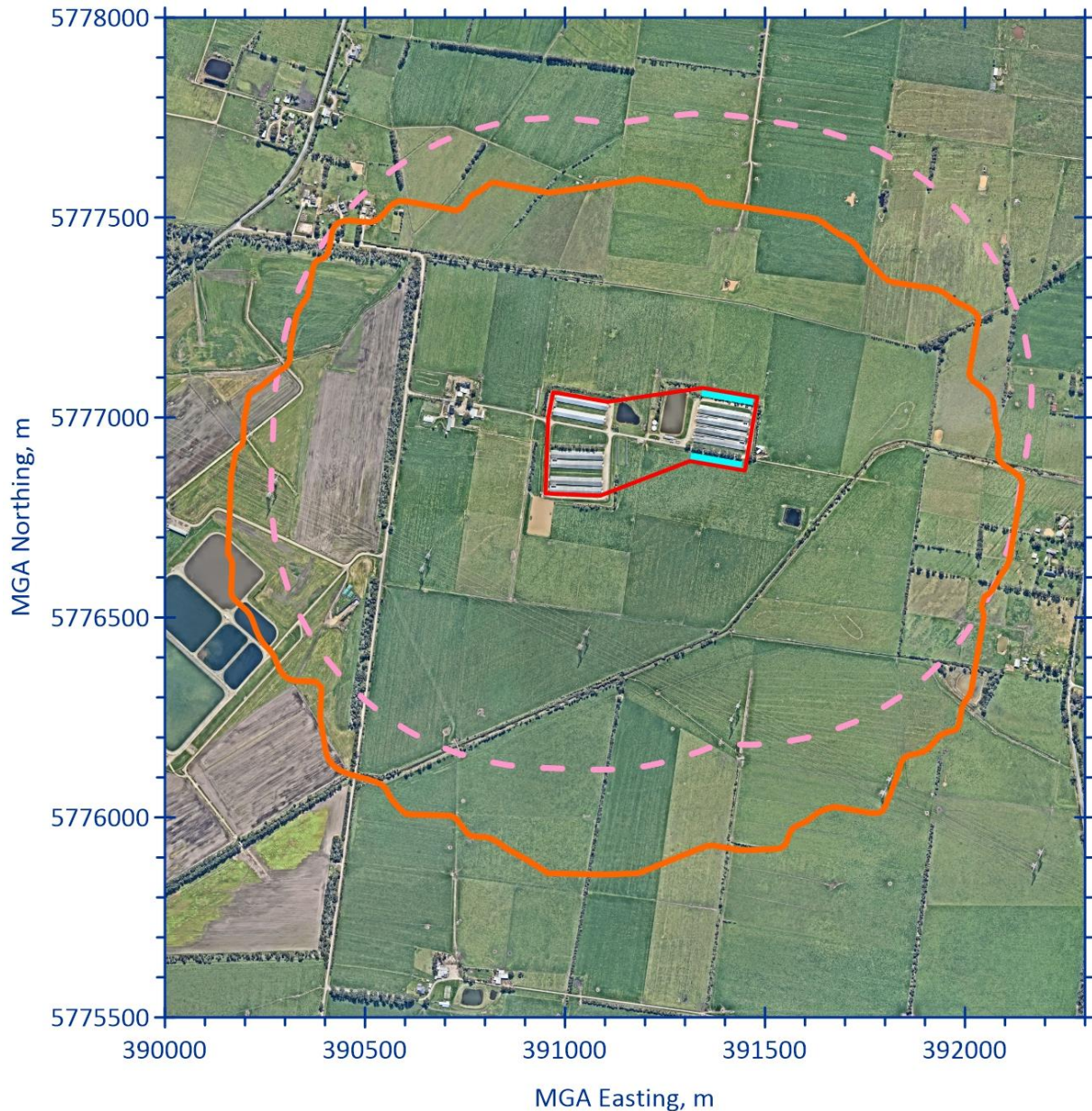


Figure 5-1 Standard 686 m radial buffer and corresponding meteorologically-adjusted buffer surrounding the expanded broiler farm activity area boundary

Figure Note The expanded Longwary Broiler Farm activity boundary is shown in red, with the two additional sheds being shown in cyan. The 686 m radial buffer is shown as a dashed pink line. The corresponding meteorologically-adjusted buffer is shown as a solid orange line.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.  
The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

The variation in meteorologically-adjusted buffer distance with compass bearing is provided in Table 5-1.

Table 5-1 Variation in meteorologically-adjusted buffer distance with compass bearing: 686 m separation distance surrounding the activity area

Bearing	Meteorologically-adjusted buffer distance (m)	Percentage of average adjusted buffer distance (%)	Percentage of standard radial distance (%)
0	464.8	70	68
15	457.0	69	67
30	457.3	69	67
45	435.3	65	64
60	531.3	80	78
75	532.5	80	78
90	586.8	88	86
105	641.6	96	94
120	641.3	96	94
135	792.5	119	116
150	822.1	124	120
165	870.3	131	127
180	947.2	142	138
195	848.3	127	124
210	834.7	125	122
225	794.8	119	116
240	791.4	119	115
255	795.6	120	116
270	755.9	114	110
285	667.4	100	97
300	666.7	100	97
315	613.1	92	89
330	504.4	76	74
345	528.2	79	77

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Suite 201, Level 2  
 448 St Kilda Road  
 Melbourne VIC 3004

By email:

Dear ,

## **FREEDOM OF INFORMATION: NOTICE OF DECISION**

This letter is to give you the decision on the request you made for documents under the *Freedom of Information Act 1982* (the Act).

Your request is for:

*Any inspection reports for inspections carried out, or remedial notices issued to, the broiler farm located at the property address 85 Cathcart Road, Longwarry (sometimes referred to as 83 Cathcart Road, Longwarry), since 2012 or the inception of the use by EPA of the "Ibis" database.*

EPA has identified zero documents relevant to your request.

### **Decision and reasons for decision**

To respond to your request, I asked our Gippsland Regional Office (Gippsland) to undertake a search for documents relevant to your request. Gippsland was asked to undertake the search, as it is the office that oversees EPA operations in geographical area covering the site that is the subject of your request, and it would have any of the kinds of documents you have requested.

Gippsland undertook a search based on the details of the site you have provided, which is its street address, whether 83 or 85 Cathcart Road, Longwarry. The locations that Gippsland searched for documents included:

- its office, general drive (or "G Drive"), in which it maintains some historical material related to sites with which it has interacted
- the archive of material from the Integrated Business Information System or "IBIS" database, which system was in use at EPA from approximately 2012 until 1 July 2021
- the Microsoft Dynamics database, in use by EPA since 1 July 2021 for managing casework with respect to sites for which there have been regulatory interactions
- a Geospatial Information System (GIS) available to EPA staff to search for any EPA regulatory activity that might be linked to the site.

Based on the searches conducted and information provided by the relevant business, EPA has discovered no documents relevant to your request. Therefore, I advise that the documents you seek do not exist, or cannot, after a thorough and diligent search, be located.

[epa.vic.gov.au](http://epa.vic.gov.au)

Environment Protection Authority Victoria  
 GPO Box 4395, Melbourne VIC 3001  
 1300 372 842

This document has been copied and relevant business to EPA has access as set out in the Planning and Environment Act 1987.  
 The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.





Under section 27(1)(e) of the Act, as the documents do not exist or cannot, after a thorough and diligent search, be located, I am obliged to inform you of your right to complain to the Information Commissioner. A complaint must be made within 60 days of the date of this letter. The Information Commissioner's contact details are:

1300 006 842  
[enquiries@ovic.vic.gov.au](mailto:enquiries@ovic.vic.gov.au)  
PO Box 24274, Melbourne Vic 3001

If you have any questions about this decision, please email me at \_\_\_\_\_, or call me on \_\_\_\_\_, or through our Contact Centre on 1300 372 842.

Yours sincerely,

Freedom of Information Lead and Solicitor

14 December 2023

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



# ENVIRONMENTAL MANAGEMENT PLAN

85 Cathcart Road, Longwarry

---

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose

specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 1. ENVIRONMENTAL ISSUES

1. Landscaping
2. Facilities Standards
3. Roads and Traffic
4. Feed, Water and Electricity Supply
5. Odour
6. Noise
7. Litter and Dust
8. Chemicals
9. Bird Management
10. Other Environmental Controls
11. Contingency Plans
12. Community Participation

Overall strategies and control measures to minimise impacts and continuously improve environmental performance on each issue are provided in the following sections.

Potential impacts in relation to each issue can be managed by careful monitoring and application of these appropriate measures.

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 74 of 116

1.1 LANDSCAPING

EMP Objective: To maintain and enhance the landscaping, visual screening and other environmental management systems as specified in the planning permit.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.1.1 The landscape plan approved by the responsible authority in the planning permit to screen broiler farm sheds and assist with odour and noise dispersion is in place.	Grower	<ul style="list-style-type: none"> <li>• Inspection confirms planting has been established in accordance with the approved landscaping plan</li> <li>• Trees and understorey plants will be selected incorporating advice from local nurseries</li> </ul>
2.1.2 Workplans and timelines for further stages of the landscaping plan are in place	Grower	<ul style="list-style-type: none"> <li>• Plans take into account seasonal conditions and requirements</li> </ul>
2.1.3 Landscaping is well maintained with: <ul style="list-style-type: none"> <li>• Watering system or arrangements in place</li> <li>• Dead/diseased plants regularly replaced and</li> <li>• Dust/soil erosion controlled</li> </ul>	Grower	<ul style="list-style-type: none"> <li>• Watering, weed control and mulching incorporate advice from local nurseries</li> <li>• Plant replacements are consistent with the approved landscaping plan and have regard to seasonal and weather conditions requirements</li> <li>• Refer to number of trees planted and landscaping expenditures in accordance with permit conditions.</li> </ul>
2.1.4 Changes that would improve farm performance against EMP 2.1 objectives above are identified and included in the future development plan for the farm	Grower	<ul style="list-style-type: none"> <li>• A process for definition of future development and improvement plans for the farm is outlined in Section 3.8 below</li> </ul>

This document has been copied and used in a way that is not in accordance with the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will not use the information for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 1.2 FACILITY STANDARDS

EMP Objective: To maintain and enhance buildings, site drainage and equipment in order to minimise off-site impacts and maximise operational efficiency and safety.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.2.1 Sheds and associated areas are maintained to the Processor and Grower agreed best practice specifications and to planning permit requirements	Grower	<ul style="list-style-type: none"> <li>Comparison and inspection demonstrate compliance with both Processor and Permit requirements</li> </ul>
2.2.2 Equipment and structures are in place and maintained to enable odour, dust and noise control as required in the planning permit	Grower	<ul style="list-style-type: none"> <li>Manufacturer documentation for major equipment should be available to demonstrate design performance standards are achieved</li> <li>Failures in existing equipment or structures will be repaired within acceptable timeframes unless there is potential for immediate offsite noise or other effects. In these cases, timings in Sections 5, 6 and 11 apply.</li> <li>Upgrades identified through the audit process will be installed within one year or an alternative period agreed with the responsible authority.</li> </ul>
2.2.3 Shed walls and roof surfaces are maintained to achieve low reflection and off-farm visual screening where required in the planning permit. Energy consumption, additional fan usage and animal welfare should also be considered when selecting the preferred roof surface.	Grower	<ul style="list-style-type: none"> <li>Inspection confirms compliance with planning permit requirements and maintenance of external cladding in a sound condition.</li> </ul>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By continuing to use this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
<p>2.2.4 Best practice equipment for monitoring and control of temperature, ventilation, cooling and water consumption is in place, maintained to manufacturer's specifications and used.</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>• Comparison demonstrates compliance with latest Processor requirements or achievement of equivalent environmental performance and bird welfare.</li> <li>• Typically each shed will have working programmable controllers (to adjust heaters, fans and cooling systems) and remote readouts of shed temperatures and alarms (to alert on temperature and electricity excursions)</li> </ul>
<p>2.2.5 Drainage to soil or waterways is not impaired or unduly contaminated by shed or farm operations</p>	<p>Grower</p>	
<p>2.2.6 Stormwater systems including drains, silt traps and dams are maintained in accordance with planning permit requirements to ensure no pollution of surface or groundwater</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>• Stormwater runoff from roofs, roads and hardstand aprons is controlled and collected via approved drains and dams</li> <li>• Drains are maintained in shape and slope and are free of weeds and blockages</li> </ul>
<p>2.2.7 Changes that would improve farm performance against EMP 2.2 objectives above are identified and included in the future development plan for the farm.</p>	<p>Grower</p>	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 77 of 116

### 1.3 ROADS AND TRAFFIC

EMP Objective: To maintain and enhance roads, gates and turning areas in good condition and in accordance with the planning permit in order to prevent interference with other traffic or the generation of unreasonable off-site noise or dust.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.3.1 The surface of vehicle crossovers, internal access roads, loading areas and car parking spaces as required by the planning permit are maintained to allow safe entry, all weather access and minimise generation of dust.	Grower	<ul style="list-style-type: none"> <li>Repairs or upgrades where needed will be completed prior to the next major period of truck movements.</li> </ul>
2.3.2 Road drains, stormwater runoff areas and culverts etc., are maintained and all requirements specified in the planning permit are in place.	Grower	<ul style="list-style-type: none"> <li>Inspection confirms compliance with planning permit requirements.</li> </ul>
2.3.3 All vehicles and machinery, including that used by contractors servicing the farm, are maintained to ensure that noise or emissions do not exceed the manufacturer's specification and meet limits for country and metropolitan areas as tabulated in the Code (Appendix 4)	Grower	<ul style="list-style-type: none"> <li>Where offsite noise has been identified as a concern, testing of vehicles by an EPA authorised tester may be utilised to ensure compliance with the noise standards listed below.</li> <li>Registered vehicles will conform to the Environmental Protection (Vehicle Emission) Regulations 1992 which incorporate Australian Design Rule 28 relating to noise performance.</li> </ul>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. This information must not be used for any other purpose. By taking a copy of this document, you also participate and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.3.4 Where required by a risk assessment of terrain, neighbour proximity and the potential for offsite noise impacts, a register of all transport contractors and written confirmations from major firms of their noise controls is maintained on farm	Grower	<ul style="list-style-type: none"> <li>Confirmation would cover these items and the use of effective noise mufflers on all vehicles</li> </ul>
2.3.5 Farm layout and standing instructions to transport contractors ensure that all vehicles leave the property in a forward direction.	Grower	<ul style="list-style-type: none"> <li>These instructions are an identifiable part of contracts or communications with transport companies</li> </ul>
2.3.6 Bird pick-up contractors are instructed and supervised to ensure bird pick-up and associated activities completed during the night are undertaken with care to reduce the generation of noise.	Grower	<ul style="list-style-type: none"> <li>Noise control is an identifiable part of transport company contracts and training</li> </ul>
2.3.7 Special speed limits if necessary on the farm are identified by training, signs or instructions to drivers in order to limit noise and dust levels.	Grower	<ul style="list-style-type: none"> <li>Documentation of instructions, where needed, to contractors is maintained on farm</li> </ul>
2.3.8 Contract transport drivers are aware of their responsibilities and are familiar with their transport accident emergency plan.	Grower	<ul style="list-style-type: none"> <li>Emergency plans comply with industry emergency procedures and with VicRoads Transport Regulations</li> </ul>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.3.9 Changes that would improve farm performance against EMP 2.3 objectives above are identified and included in the future development plan for the farm.	Grower	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**1.4 FEED, WATER AND ELECTRICITY SUPPLY**

EMP Objective: To ensure the quality and continuity of feed, water and shed ambient conditions in order to protect animal welfare and prevent environmental impacts.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.4.1 Well designed, constructed and totally enclosed silos and feed systems are installed in order to provide fresh and wholesome feed without any contamination or generation of dust.	Both	<ul style="list-style-type: none"> <li>• Inspection indicates no evidence of breaches in the feed system</li> </ul>
2.4.2 Wild-bird proofing on sheds and silos are installed and maintained, and vermin and rodents are controlled by targeted and environmentally safe baiting, using substances and protocols that meet Government and Processor requirements	Grower	<ul style="list-style-type: none"> <li>• Comparison demonstrates compliance with National Biosecurity Manual guidelines</li> </ul>
2.4.3 Equipment and procedures for clean-up of feed spills are available and any such spills are removed daily.	Grower	Inspection indicates no evidence of spillage or breach of the feed system
2.4.4 Potable water is provided. This may be provided from reticulated town water supply or bore. When dam or river water is used, chlorination, ultraviolet light systems or other appropriate sanitation procedures are used.	Grower	<ul style="list-style-type: none"> <li>• Comparison demonstrates compliance with dosage levels and procedures recommended by suppliers</li> </ul>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 81 of 116

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.4.5 Electrical power and phase supply alarms are installed to alert the Grower of supply failure and a standby generator is provided to maintain normal operating conditions.	Grower	
2.4.6 Changes that would improve farm performance against the EMP 2.4 objectives above are identified and included in the future development plan for the farm.	Grower	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.  
 The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 82 of 116

## 1.5 NOISE

EMP Objective: To ensure that farm operations control transmission of unreasonable noise by using appropriate design, maintenance and operating procedures.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.5.1 Operation of all mechanical equipment, including shed fans, feed systems and other equipment minimises the offsite transmission of mechanical noise or vibration.	Grower	<ul style="list-style-type: none"> <li>Equipment and electrical generators have effective noise suppressors</li> </ul>
2.5.2 Equipment is installed, operated and maintained according to manufacturer's requirements or to the instructions from an appropriately qualified technical source.	Grower	<ul style="list-style-type: none"> <li>Register of manufacturer instructions is available for all equipment with potential for off-site noise</li> </ul>
2.5.3 Where risk assessment indicates off-site noise is likely, vehicle reversing is minimised and visual alarms are used (subject to safety considerations also being met).	Grower	<ul style="list-style-type: none"> <li>Farm layout and operational practices are designed to minimise reversing</li> </ul>
2.5.4 Where risk assessment indicates off-site noise is likely, the use of outside alarms is minimised. At night (10pm to 7am) only house alarms, visual alarms and pagers are used to minimise the occurrence and duration of noise affecting neighbours	Grower	<ul style="list-style-type: none"> <li>Inspection confirms installation of house alarms, visual alarms and paging systems where needed</li> </ul>

This document has been copied and made available for the planning process on of house alarms, visual alarms and paging systems where needed. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
<p>2.5.5 Ventilation fans, tractors, farm vehicles, transport vehicles and other equipment are maintained, repaired and operate to the manufacturer's requirements.</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>• An annual farm equipment checklist or equivalent precautions are in place and used</li> <li>• Equipment failures causing increased off-site noise are repaired within one week. Other equipment problems are repaired in a timely manner to prevent deterioration and</li> </ul>
<p>2.5.6 Bird pick-up contractors have the equipment and training specified by Processors and comply with procedures that minimise noise.</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>• Noise control practices requiring arrival, operation and departure as quietly as possible are an identifiable part of the communications or contract with pick-up companies</li> </ul>
<p>2.5.7 Bird pick-up contractors are supervised and suggested practical improvements or details of noisy contractor performance are reported to the Processor for action.</p>	<p>Grower</p>	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.5.9 Farm noise levels comply with the noise criteria specified in the planning permit or with published Victorian industrial noise standards.	Grower	<ul style="list-style-type: none"> <li>Where off-site noise problems persist, the Grower and/or Processor will initiate advice from a noise consultant</li> </ul>
2.5.10 Any physical noise barriers specified in the planning permit (e.g., baffles, sound barriers, landscaping, mounds, etc.) are maintained in effective condition.	Grower	
2.5.11 Changes that would improve farm performance against EMP 2.5 objectives above are identified and included in the future development plan for the farm.	Grower	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.  
 The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 85 of 116

1.6 ODOUR

EMP Objective: To ensure that farm operations do not produce odours that unreasonably impact on neighbours.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
<p>2.6.1 A log of key conditions and activities with potential to affect odour generation is in place, maintained and periodically reviewed as the basis for minimisation and control of odours. It addresses relevant factors including feed, drinker, litter and climate conditions and flock age.</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>Contingency action plans including those detailed in Section 11.1 and in industry information such as for example the Chicken Care Contingency Plans Guidance Note are used. These cover odour caused by:               <ul style="list-style-type: none"> <li>- Drinker Malfunction</li> <li>- Fogging Systems</li> <li>- Poor Ventilation</li> <li>- Poor Drainage</li> <li>- Wet Droppings</li> <li>- Dead Birds</li> <li>- Chemicals</li> </ul> </li> </ul>
<p>2.6.2 Drinker technology equivalent in performance to industry best practice is installed and maintained to minimise formation of wet litter.</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>Periodic comparisons with other Growers in the Processor group, benchmarking between Processors and reviews of research and commercial literature confirms the farm is achieving best practice operating performance</li> </ul>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 86 of 116



Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
<p>2.6.3 Feed is sourced only from mills capable of producing an output of assured quality. Feed formulation objectives for meat chicken diets demonstrably minimise the risk of feed-sourced odour on farms.</p>	<p>Processor</p>	<ul style="list-style-type: none"> <li>• Feed formulations suspected to be causing excessive odour or wet litter will be adjusted no later than for the next bird growing cycle.</li> <li>• Any individual feed batches strongly linked to excessive odour will be reported to the Processor, reviewed, changed or removed immediately when the sources of the problem are known.</li> <li>• Feed delivery flexibility will be typically provided by availability of 3 silos (typically of 25 tonne capacity) for every 2 sheds</li> </ul>
<p>2.6.4 The prevailing weather conditions and forecasts are taken into account when scheduling and planning farm operations in order to minimise offsite impacts.</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>• These should be included in the log of key conditions in Clause 2.6.1, which for example should include recording of wind direction at the time of shed clean-out.</li> </ul>
<p>2.6.5 Changes that would improve farm performance against the EMP 2.6 objectives above are identified and included in the future development plan for the farm.</p>	<p>Both</p>	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

1.7 LITTER AND DUST

EMP Objective: To minimise odour or dust generation with potential for off-site impact and to ensure that no land or water contamination occurs.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
<p>2.7.1 Prior to the introduction of the birds to the sheds, a appropriate layer of dry sawdust, wood shavings or rice hulls (deep litter) is distributed over the entire shed floor..</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>• Dry litter is material that does not form a single stable ball when squeezed by hand.</li> <li>• Where more precise control is required due to a history of litter or odour concerns, measurement to confirm that litter moisture is below 20% by weight may be required.</li> </ul>
<p>2.7.2 A concrete hardstand of area sufficient for clean-out operations is provided and maintained at the shed entrance.</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>• Area dimensions are greater than door width and typically at least 3 metres by 4 metres</li> </ul>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
<p>2.7.3 Litter moisture is monitored and kept in a dry condition below the level for the farm known to cause odour (typically below 30 to 40% by weight throughout the batch). This is achieved by the shed floors built up above adjacent surface levels with compacted clay (thus ensuring no moisture seepage into the shed), by best practice drinkers (to ensure that overflowing and flooding of the deep litter does not occur) and by checking of the litter and drinkers in the shed at least daily.</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>Litter monitoring (at least on a 6-point visual scale of “dusty, friable, moist, sticky, wet/sticky/caking or very wet/sticky”) will be recorded weekly at nine points per shed, as defined by DNRE and outlined in the Code or by a method of equivalent performance. Measurement of litter moisture percentage by weight is recommended where persistent odour problems are occurring.</li> <li>Major drinker leakages will be detected by regular shed inspections (typically 3 to 4 times daily)</li> <li>Contingency actions including gas heating, ventilation adjustment and others detailed in industry information (such as for example the Chicken Care Contingency Plans Guidance Note) are</li> </ul>
<p>2.7.4 Any major wet litter areas are removed and replaced with dry litter where practicable.</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>Excessive areas of wet litter will be replaced with dry litter on no less than a daily basis. Removal of any such wet litter follows litter procedures in this Section.</li> </ul>
<p>2.7.5 Pastoral applications of the litter are in accordance with approved litter management plans based on relevant advisory guidelines and are monitored to ensure no nutrient overload can occur.</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>Relevant guides include the DNRE Manure Management Guidelines (under development) and advice in the interim from DNRE.</li> <li>Monitoring is in accord with the requirements of the responsible authority</li> </ul>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will not be held responsible for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.7.6 The timing of litter removal is chosen, where it is reasonably possible, to minimise off-site impacts by taking into account weather conditions such as temperature, wind direction, turbulence and time of day.	Grower	<ul style="list-style-type: none"> <li>• Turbulence for example can help odour dispersion while calm conditions can make the odour impact worse</li> <li>• Evening conditions usually are unfavourable</li> </ul>
2.7.7 Litter transported off-site is free of dead birds.	Grower	<ul style="list-style-type: none"> <li>• Every effort, for example by inspection of empty sheds before litter removal is undertaken</li> </ul>
2.7.8 Litter cleaned out after each batch following removal of all chickens is removed from each shed as part of the cleaning process and loaded directly onto trucks for transport off-site for further processing, reuse or disposal. Sheds are closed before and after clean-out to reduce odour.	Grower	<ul style="list-style-type: none"> <li>• Where there is a history of litter or odour concerns, clean-out conditions should be included in the log of key conditions in Clause 2.6.1</li> </ul>
2.7.9 Contractors responsible for delivery and pick-up of litter ensure that all trucks delivering and collecting litter at the beginning/end of each batch have secured covers, which are used to prevent any dust or spillage of the litter on arrival at and departure from site.	Both	<ul style="list-style-type: none"> <li>• Where problems have been identified, evidence of arrangements with contractors and actions taken should be available</li> </ul>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
<p>2.7.10 When immediate removal is not possible, litter may be stored for a short term in stockpile areas effectively designed with low permeability to avoid contamination of surface water, groundwater and land. Water runoff is prevented (for example, through use of bunding control) and stockpile dust, moisture and odour are controlled.</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>• Management of stockpiles is as per the DNRE Manure Management Guidelines (under development) or advice in the interim from DNRE. Such storage is also established and maintained as detailed in industry information (such as for example the Chicken Care Guidance Note for Temporary Litter Stockpiles)</li> </ul>
<p>2.7.11 Stockpiling and subsequent collection of stockpiled litter are done where practical at times to minimise odour generation (taking into account temperature, wind direction and turbulence).</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>• Stockpiles are located in accordance with the approved litter management plan, based on relevant advisory guidelines</li> <li>• Where odour problem may occur, issues relating to forming or collecting stockpiled litter are resolved with neighbours on a case by case basis</li> </ul>
<p>2.7.12 Provision is made to contain and promptly clean up any litter spillage in order to minimise generation of contaminated stormwater or dust.</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>• Such events and actions are documented in farm logbooks</li> </ul>
<p>2.7.13 If dust is visible with potential for off-site impact, action is taken to control the level of dust emissions.</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>• Contingency actions include adjustment of litter moisture levels or fan cowls</li> <li>• Careful maintenance of strategically located tree/vegetation belts will also assist in control of any airborne dust</li> </ul>

This document has been copied and made available for the planning process as part of the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

2.7.14 Changes that would improve farm performance against EMP 2.7 objectives above are identified and included in the future development plan for the farm.	Grower	
--	--------	--

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

1.8 CHEMICALS

EMP Objective: To identify all environmental and safety hazards associated with chemicals and fuels used on the farm, to ensure systems are in place to handle accidents and to prevent on-site and off-site impacts.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.8.1 The Material Safety Data Sheets (MSDS) for all chemicals used are available on the farm, are reviewed and the implications for use of the substances are assessed and understood. Risk controls are in place before a new substance is received on the farm.	Grower	
2.8.2 A list of the maximum quantities of chemicals and fuels typically stored on the farm is available, containers are labelled and HAZCHEM placards posted as required under Dangerous Goods and Workplace Hazardous Substances Regulations.	Grower	
2.8.3 All agricultural chemicals used in poultry facilities are registered and approved for the intended use.	Grower	<ul style="list-style-type: none"> <li>Usual approvals are given by the National Registration Authority</li> </ul>
2.8.4 The supply, storage, mixing, application and disposal of farm chemicals is in accordance with the manufacturer's recommended application rates and procedures, with EPA Prescribed Waste Regulations and with the Farm Chemical Spray Application Code	Grower	<ul style="list-style-type: none"> <li>The Farm Chemicals Spray Application Code produced by Avcare includes examples of best practice agricultural chemicals records programs</li> </ul>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.8.5 All persons applying chemicals on broiler chicken farms have successfully completed training in the safe use of chemicals (for example, the Farm Chemical Users Course or equivalent) or are supervised by a person who has	Grower	<ul style="list-style-type: none"> <li>Evidence of successful completion of the training is available</li> </ul>
2.8.6 Records are maintained covering the purchase and procurement of chemicals and the details of each chemical application. These records are freely available to responsible authorities to substantiate that the chemical use meets the requirements of the Code of Practice for Farm Chemical Spray Application.	Grower	
2.8.7 Storage of farm chemicals prevents contamination of soil or stormwater and prevents uncontrolled reactions in routine operations or through spills.	Grower	<ul style="list-style-type: none"> <li>Controls can include selection of lowest risk storage location, sealed flooring, bunding, segregation and provision of spill absorbents</li> </ul>
2.8.8 LPG and other fuels storage and handling complies with legal requirements and supplier guidelines.	Grower	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 94 of 116

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
<p>2.8.9 No chemical or related odours are detected off-site during or after shed washdown. To minimise the risk of off-site chemical spray drift, sheds are closed immediately after chemical applications and for 12 to 48 hours after spraying with hazardous or highly odorous substances.</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>Sanitation/cleaning of sheds use high pressure low volume sprays to avoid generation of free flowing water or excessive odour or mists</li> <li>The 48-hour minimum period is required for substances with a history of offsite odours or high potential for health impacts. (Examples could include cresylic acid, formaldehyde or organophosphate pesticides)</li> <li>Early placement of dry litter and reclosure of doors within the 48 hour period is permissible practice</li> </ul>
<p>2.8.10 Controls ensure there is no chemical spray drift into sensitive areas, such as watercourses, residential housing or nearby horticultural enterprises using integrated pest management programs.</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>Controls can include spraying outside areas only on days with favourable wind conditions, selection of spray method, use of coarser spray nozzles to increase droplet size and precision, etc.</li> <li>Guidance is available in pamphlets including Reducing Spray Drift (Agriculture Victoria) and Protecting Waterways from Contamination by Pesticides (DNRE Victoria)</li> </ul>
<p>2.8.11 Changes that would improve farm performance against EMP 2.8 objectives above are identified and included in the future development plan for the farm.</p>	<p>Grower</p>	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 95 of 116

## 1.9 BIRD MANAGEMENT

EMP Objective: To provide a safe and healthy environment for birds that is appropriate for their physical and behavioural needs and for control of odour.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.9.1 Sheds, equipment, management systems and farm practices comply with the <i>Code of Accepted Farming Practice for Welfare of Poultry (Rev 1)</i> .	Grower	<ul style="list-style-type: none"> <li>• Comparisons and inspections demonstrate compliance.</li> <li>• Heating and cooling systems will control sheds to the temperatures appropriate to bird age and as outlined in the welfare code listed opposite.</li> </ul>
2.9.2 Effective biosecurity and general shed management complies with the requirements of the Processor, the National Biosecurity Manual and DNRE guidelines to minimise the risk of disease introduction to the farm	Grower	<ul style="list-style-type: none"> <li>• Comparisons demonstrate compliance</li> <li>• Facilities and procedures are also in place to allow officers from the responsible authorities to inspect the farm without compromising biosecurity</li> </ul>
2.9.3 Monitoring and adjustment are provided at least daily and more often (3 to 4 times daily) in hot weather to feeder availability and height, water availability and drinker height, ventilation rates, air speed, temperature and light intensity	Grower	<ul style="list-style-type: none"> <li>• Frequencies are as per guidance in welfare code listed in 2.9.1</li> </ul>
2.9.4 Fogger/cooling system performance is observed, adjusted and maintained to provide the operating pressures and spray patterns specified by Processors or equipment suppliers	Grower	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.9.5 Any maldigestion of feed or observable increase in shed odour or moisture content of droppings is to be reviewed, bird removal, adjustment of feed formulation or treatment for poor health.	Grower	<ul style="list-style-type: none"> <li>An observable and recorded increase in droppings moisture for a three day period would typically confirm the need for a review and action</li> </ul>
2.9.6 Bird density does not exceed those specified in the Code of <i>Accepted Farming Practice for Welfare of Poultry (Rev #1)</i> .	Processor	<ul style="list-style-type: none"> <li>The standard currently required is 40kg/m<sup>2</sup> maximum and is reviewed and updated from time to time.</li> </ul>
2.9.7 Growers record daily bird mortality and report any abnormal losses or trends to their Processor for review and action.	Grower	<ul style="list-style-type: none"> <li>Bird mortalities at double the norm for that week of the batch or unusual flock appearance would typically trigger a review and action.</li> <li>Refer to industry's Chicken Care Performance Indicators Log</li> </ul>
2.9.8 The collection of dead birds from within the sheds occurs on a daily basis, or more frequently should conditions so require.	Grower	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
<p>2.9.9 Disposal of dead birds is in accordance with the planning permit. It utilises a freezer, composter or other approved method and occurs on a daily basis.</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>• Dead birds will be placed in plastic buckets/ bags/bins and stored in a freezer daily. They will be regularly collected and transported to a rendering plant or licenced land-fill or disposed of by an equivalent method as outlined in the industry's Chicken Care Guidance Note and approved by the responsible authority.</li> <li>• On-farm composting of dead birds complies with EPA Environmental Guidelines for Composting (Publication No. 508)</li> </ul>
<p>2.9.10 Freezers or approved alternative disposal methods are maintained in accordance with manufacturer's specifications and provided with on-farm standby power.</p>	<p>Grower</p>	
<p>2.9.11 Changes that would improve farm performance against EMP 2.9 objectives above are identified and included in the future development plan for the farm.</p>	<p>Grower</p>	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**1.10 OTHER ENVIRONMENTAL CONTROLS**

EMP Objective: To ensure that those involved in broiler farming are environmentally aware, are trained and implement environmental and fire risk prevention and control practices.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.10.1 Broiler farm personnel participate in briefings and other activities arranged by the industry and other bodies to increase and share knowledge of best practice production and environmental management methods.	Grower	<ul style="list-style-type: none"> <li>Examples could include attendance or talks at Processor, Grower Branch, Chicken Care, EPA/NRE/TAFE meetings or workshops</li> </ul>
2.10.2 The skills needed to carry out all farm activities safely, efficiently and environmentally soundly are defined. Suitable training is identified, planned, attended, recorded and reviewed.	Grower	<ul style="list-style-type: none"> <li>The skills needed and examples of known providers are listed in industry information (such as for example the Chicken Care Broiler Farming Skills Guidance Note)</li> </ul>
2.10.3 Environmental Risk Assessments and Contingency Plans demonstrate that farm procedures and practices are proactive and cautious in their approach to foreseeable environmental risk events.	Grower	
2.10.4 A Waste Minimisation Plan for all significant farm wastes is defined and being implemented.	Grower	<ul style="list-style-type: none"> <li>The plan covering wastes (including spill/off-spec feed, packaging, dead birds, chemical containers, etc) and by- products (including litter) will regularly seek to identify opportunities and methods to reduce such materials</li> </ul>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By using this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.10.5 Clear requirements for fire prevention are documented and communicated to all people on the farm. These may include restrictions on smoking, welding, comfort heating, vegetation burnoff or other activities involving sources of ignition.	Grower	
2.10.6 Appropriate facilities to prevent, detect and control fires are provided and maintained.	Grower	<ul style="list-style-type: none"> <li>• Contact with local CFA officers and use of CFA guidelines is advised</li> <li>• Equipment includes fire extinguishers mounted in control rooms and reliable access to mains water or to fire water stored in dams</li> </ul>
2.10.7 Changes that would improve farm performance against EMP 2.10 objectives above are identified and included in future development plans for the farm.	Grower	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



1.11 CONTINGENCY PLANS

EMP Objective: To complement the planning and prevention of environmental impacts in earlier sections of the EMP, well thought out contingency plans and triggers for all foreseeable events are also provided.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
<p>2.11.1 Contingency plans for all foreseeable odour and other environmental events and the trigger conditions for their implementation are defined and available on the farm.</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>Contingency actions and triggers include those routine measures detailed in industry information (such as for example the Chicken Care Contingency Plans Guidance Note), chemical supplier MSDS and CFA Guidelines.</li> <li>In cases where persistent or serious odour or dust problems are occurring, possible actions for consideration include increased litter depth, reduction in bird density, increased ventilation to dry litter, changed feed, earlier or emergency bird removal, staggered shed wake-up times, dietary or odour control additives, air/dust system redesign, dispersion stacks and others.</li> <li>Operational changes for persistent problems should be made within acceptable timeframes. Plans for changes to operational practices or equipment should be available to the responsible authority.</li> </ul>
<p>2.11.2 Arrangements for more frequent than usual dispatch of dead birds and for alternative means of collection/disposal in the case of an emergency are available.</p>	<p>Grower</p>	<ul style="list-style-type: none"> <li>Details of such preplanned options are available</li> </ul>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.11.3 Adequate means of disposal in the event of an emergency disease outbreak or catastrophic mortalities are available, are used under direction of the Chief Veterinary Officer and achieve the optimum overall health, environmental and economic outcome.	Both	
2.11.4 Chemical or fuel spill contingency plans and suitable access to clean-up equipment and materials are available and meet the Material Safety Data Sheet (MSDS) and other supplier recommendations.	Both	<ul style="list-style-type: none"> <li>Requirements are covered in Farm Chemical Users Training courses regularly run by TAFE colleges and by chemical and oil industry groups</li> </ul>
2.11.5 Documented fire emergency control and response plans are practiced and updated for lessons learned from drills or actual events.	Both	<ul style="list-style-type: none"> <li>Examples and details for these plans are available in guidelines published by CFA, Emergency Management Australia and chemical and oil industry groups</li> </ul>
2.11.6 Contract transport drivers are trained and familiar with their transport emergency response plan.	Both	<ul style="list-style-type: none"> <li>Evidence of familiarity with a documented transport emergency plan is part of the transport company's contracts</li> </ul>
2.11.7 All foreseeable environment and safety emergencies including odour, wet litter, feed spills, dust plumes, noise, fire, gas release, chemical leak and flooding are identified. Control and response plans for these are documented, practiced and updated with lessons learned from drills or actual events.	Both	<ul style="list-style-type: none"> <li>Some control actions are included in industry information such as for example the Chicken Care Contingency Plans Guidance Notes which will be regularly updated</li> <li>Grower branch meetings are one method of experience sharing to assist all Growers to implement changes and improvements.</li> </ul>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 2001. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.11.8 Changes that would improve farm performance against EMP 2.11 objectives above are identified and included in the future development plan for the farm.	Both	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**1.12 COMMUNITY PARTICIPATION**

EMP Objective: To provide processes for consultation with farm neighbours and the local Council so that their concerns and expectations are understood and met.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.12.1 All involved company and farm staff members demonstrate commitment to openness and two- way dialogue with all interested parties.	Both	<ul style="list-style-type: none"> <li>Establish and use Performance Indicator Log entries on Neighbour Contacts and Complaints.</li> </ul>
2.12.2 Ways are sought to brief the community on the risks, controls and benefits of the meat chicken industry.	Both	<ul style="list-style-type: none"> <li>Refer Performance Indicator Log entries on Neighbour Contacts and Complaints. Refer to lists of activities done by Grower and by Industry</li> </ul>

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.12.4 All complaints received are viewed as opportunities for improvement and addressed in a positive and cooperative manner.	Both	<ul style="list-style-type: none"> <li>A written copy of complaint details using forms in the VCBF or similar will be provided by Council or other responsible authority to Growers promptly (typically within one day) to allow remedial action to be undertaken</li> </ul>
2.12.5 A log of complaints received including their type, complainant details and actions taken is maintained. The log is periodically reviewed to identify and remedy recurring causes where possible.	Grower	<ul style="list-style-type: none"> <li>Refer to Performance Indicator Log entries on Neighbour Contacts and Complaints which provides for Formal Complaints, Formal/Validated Complaints and Observations from neighbours</li> </ul>
2.12.6 Liaison with the local Council takes place over complaints received and on upset conditions that occur with potential to impact nearby residents.	Grower	<ul style="list-style-type: none"> <li>Refer to farm logbooks (or for example the Chicken Care Performance Indicator Log and list of events)</li> </ul>
2.12.7 Complaints resolution using the local Council and industry processes and the Supplementary Audits as outlined in the Code are followed where required.	Both	<ul style="list-style-type: none"> <li>Refer to <i>Victorian Code for Broiler Farms</i> (Appendix 5) and to industry guidance documents</li> <li>Maintaining good neighbour relationships in advance may allow issues to be resolved before a formal complaint is required</li> </ul>
2.12.8 The results of complaints, corrective actions, complaint resolution activities and audits are available to local Council and to neighbours.	Grower	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Generic Management Measures	Prime Resp.	Performance Measure, Trigger Level or Contingency Actions/Timing
2.12.9 Records of the properties, procurement and use of chemicals are maintained.	Grower	
2.12.10 Changes that would improve farm performance against EMP 2.12 objectives above are identified and included in the future development plan for the farm.	Both	

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 2. IMPLEMENTING THE EMP

### 2.1 Regular Monitoring and Contingency Plan Triggers

The site EMP requires contingency plans for excessive odour, noise or dust generation, for chemical, fuel, feed or litter spills, for bird illness and for other environmental events.

The Grower will define and monitor indicators of such key events relevant to their farm and pre-define the specific trigger level beyond which the Event Contingency Plan will be implemented. The indicators and triggers in the site

### 2.2 Incident Investigation

The Grower and his/her Processor will carry out a post-incident review of the causes of any significant incident and of the effectiveness of actions taken under the documented contingency plan. Corrections to root causes of the problem will be undertaken by both Grower and Processor when identified.

### 2.3 EMP Approval

The EMP for a new or expanding farm will be approved to the satisfaction of the local Council as part of the Planning Permit.

## 3. EMP AUDITING AND REPORTING

### 3.1 Annual Farm Assessment against EMP and Planning Permit

The grower will maintain a manual and be aware of the Planning Permit, the site EMP and regulatory obligations relating to his/her farm operation.

An annual assessment of the compliance with the site EMP and the Planning Permit and of the adequacy of the actions taken to meet farm improvement objectives and targets will be undertaken if required.

This assessment will use an audit document containing all the elements of the generic EMP and be conducted in order to evaluate or confirm to the responsible authority that planning permit requirements are met.

This document has been copied and made available to the planning process under the Planning and Environment Act 1987. The information must not be used for any other purpose. By using this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



### 3.2 Complaints Handling

As outlined complaints will be addressed as legitimate community concerns and opportunities for improvement. It is important therefore that all complaints wherever received are passed on to the Grower and that the Grower is advised in writing of a validated complaint, so that causes and corrective actions can be identified and implemented.

When received, the Grower will investigate the problem.

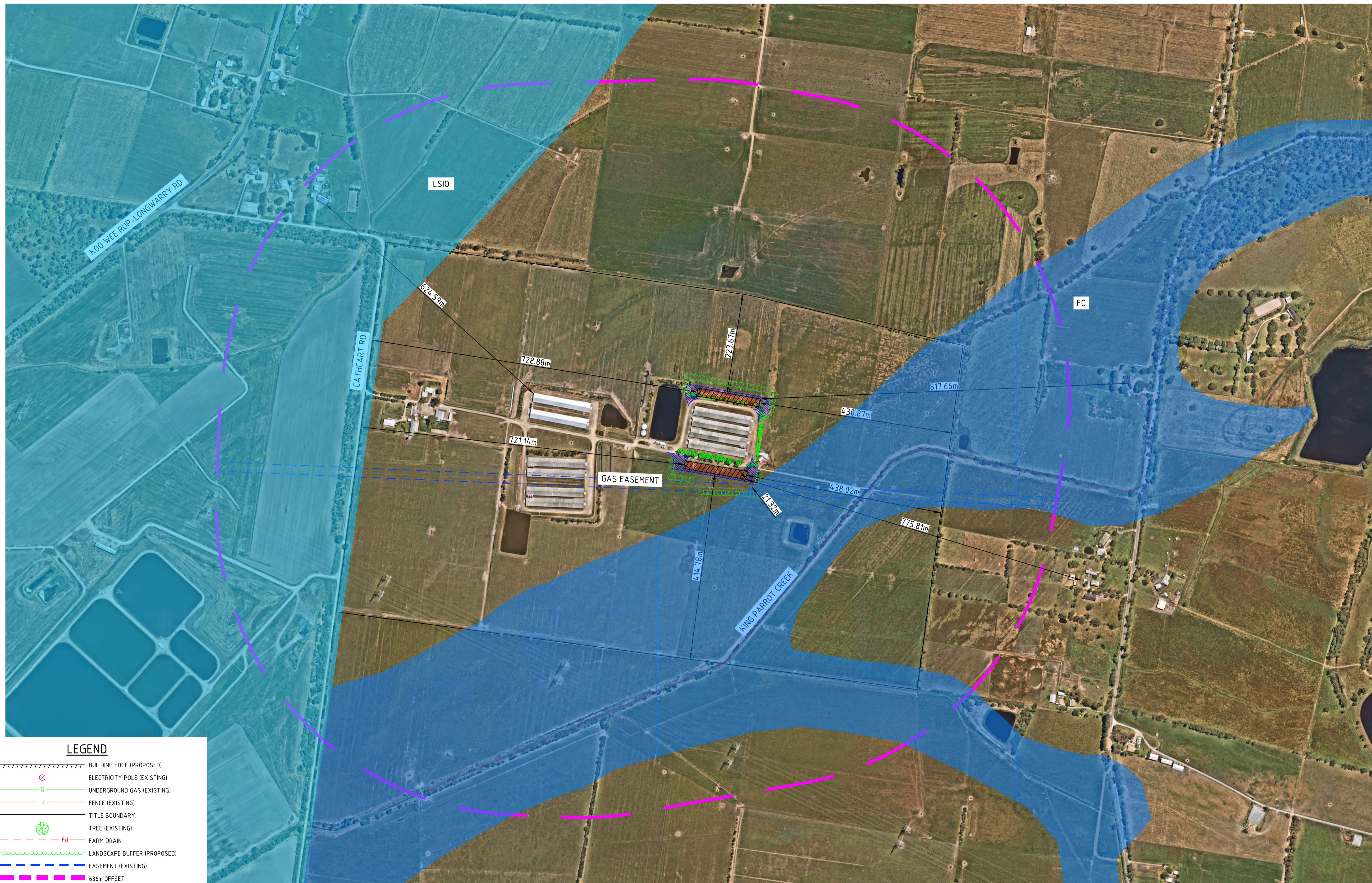
This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.

The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Page 108 of 116



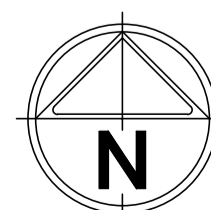


**LEGEND**

- BUILDING EDGE (PROPOSED)
- ELECTRICITY POLE (EXISTING)
- UNDERGROUND GAS (EXISTING)
- FENCE (EXISTING)
- TITLE BOUNDARY
- TREE (EXISTING)
- FARM DRAIN
- LANDSCAPE BUFFER (PROPOSED)
- EASEMENT (EXISTING)
- 686m OFFSET

NOTATIONS:  
 LEVELS ARE TO A.H.D.  
 ADD 0.00 TO ALL ELEVATIONS  
 LENGTHS SHOWN ARE IN METRES  
 CONTOUR INTERVAL IS 0.15 METRES

**CONCEPT ONLY**  
 NOT FOR CONSTRUCTION



ISSUE	DESCRIPTION	DATE
G	ISSUED FOR INFORMATION	21/08/2024
F	ISSUED FOR INFORMATION	19/08/2024
E	ISSUED FOR INFORMATION	16/08/2024
D	ISSUED FOR INFORMATION	13/08/2024
C	ISSUED FOR INFORMATION	12/07/2024
B	ISSUED FOR INFORMATION	23/08/2023
A	ISSUED FOR INFORMATION	28/06/2023



abn: 37 160 560 556  
 a: 38 Wyndham Street, Shepparton  
 p: P.O. Box 1948, Shepparton, VIC 3632  
 t: 03 5849 1400  
 e: info@cafconsulting.com.au  
 w: www.cafconsulting.com.au

CLIENT:	MARSHAL
PROJECT:	FARM DEVELOPMENT PLAN
LOCATION:	85 CATHCART ROAD LONGWARRY 3816
PROPERTY:	DROUIN WEST
DRAWING NO.:	DEVELOPMENT DRAWINGS PROPERTY LAYOUT

SURVEYED:	LMS
DESIGNED:	-
CHECKED:	-
APPROVED:	-
DRAWING NO.:	4141500 PIN N-003

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.  
 The information must not be used for any other purpose.  
 By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any issue of this document is strictly prohibited.  
 Page 109 of 116

21/08/2024 11:46:10 AM 4141.PLD.DWG





PHOTO 1 (P1)



PHOTO 2 (P2)



PHOTO 3 (P3)

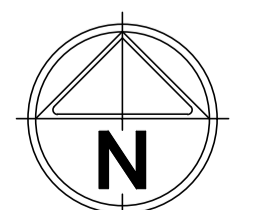


**LEGEND**

- BUILDING EDGE (PROPOSED)
- ELECTRICITY POLE (EXISTING)
- UNDERGROUND GAS (EXISTING)
- FENCE (EXISTING)
- TREE (EXISTING)
- FARM DRAIN
- LANDSCAPE BUFFER (PROPOSED)
- EASEMENT

NOTATIONS:  
LEVELS ARE TO A.H.D.  
ADD 0.00 TO ALL ELEVATIONS  
LENGTHS SHOWN ARE IN METRES  
CONTOUR INTERVAL IS 0.15 METRES

**CONCEPT ONLY**  
**NOT FOR CONSTRUCTION**



ISSUE	DESCRIPTION	DATE
G	ISSUED FOR INFORMATION	21/08/2024
F	ISSUED FOR INFORMATION	19/08/2024
E	ISSUED FOR INFORMATION	16/08/2024
D	ISSUED FOR INFORMATION	13/08/2024
C	ISSUED FOR INFORMATION	12/07/2024
B	ISSUED FOR INFORMATION	23/08/2023
A	ISSUED FOR INFORMATION	28/06/2023

abn: 37 160 560 556  
a: 38 Wyndham Street, Shepparton  
p: P.O. Box 1948, Shepparton, VIC 3632  
t: 03 5849 1400  
e: info@cafconsulting.com.au  
www: www.cafconsulting.com.au

CLIENT:	MARSHAL
PROJECT:	FARM DEVELOPMENT PLAN
LOCATION:	85 CATHCART ROAD LONGWARRY 3816
PROPERTY:	DROUIN WEST Lot 1 TP80492
DRAWING NO:	DEVELOPMENT DRAWINGS PROPERTY LAYOUT

SURVEYED:	LMS
DESIGNED:	L. WOODS
APPROVED:	
DRAWING NO:	414100-PLAN-003

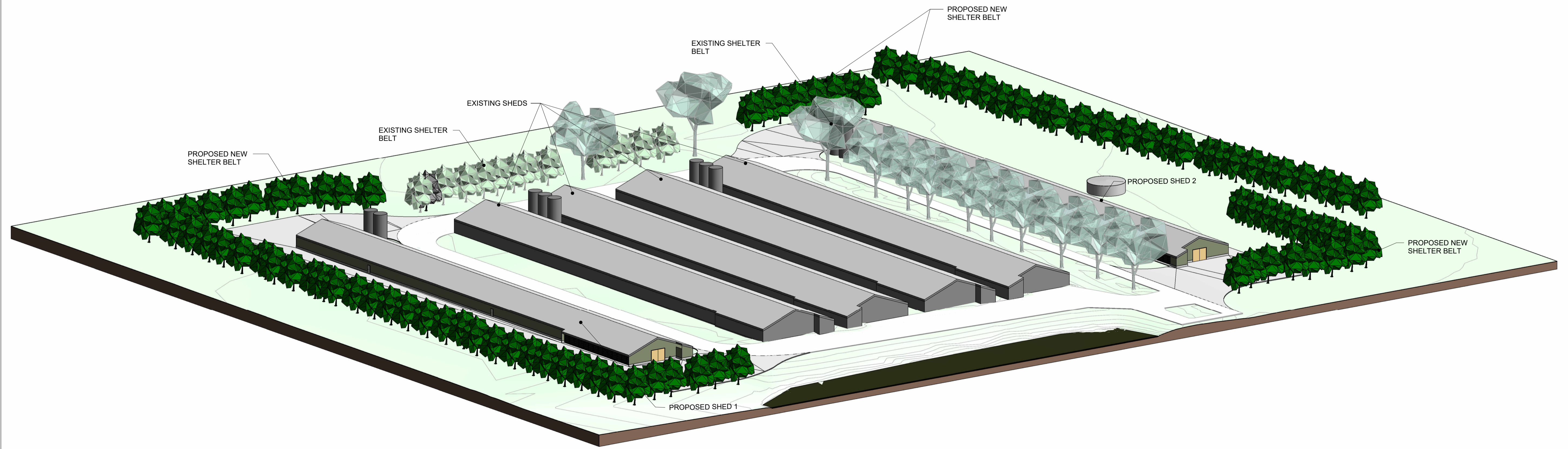
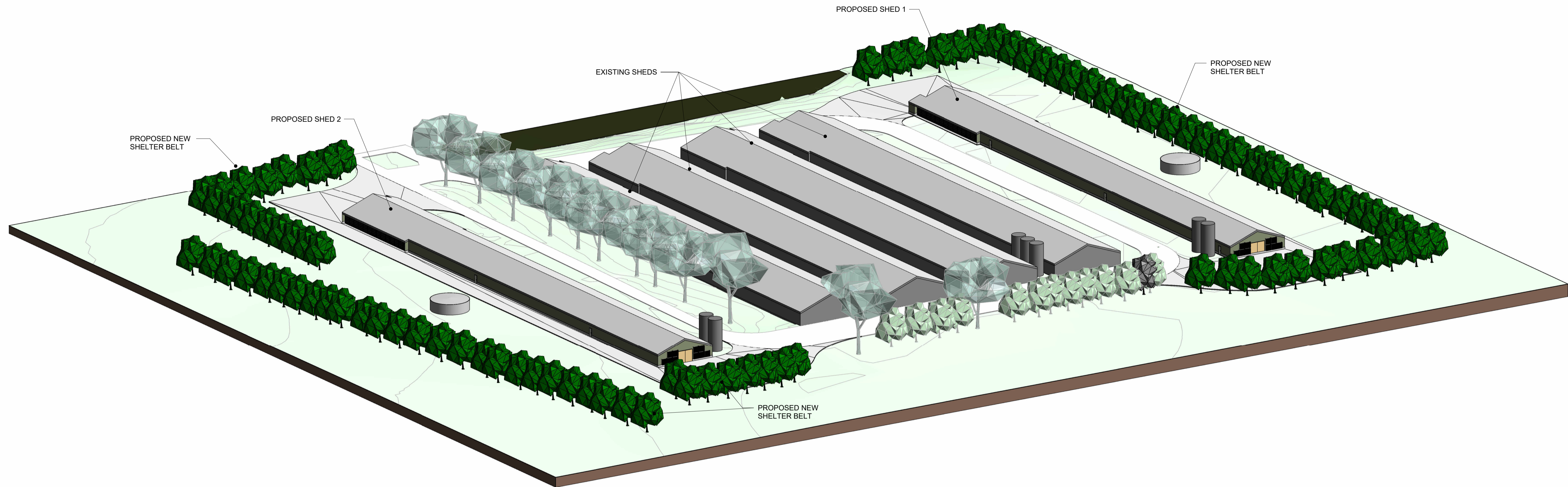
This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any issue of this document is strictly prohibited.

Page 110 of 116

21/08/2024 11:44:58 AM 4:14 PLINDWG





ISSUE	DESCRIPTION	DATE
G	ISSUED FOR INFORMATION	21/08/2024
F	ISSUED FOR INFORMATION	19/08/2024
E	ISSUED FOR INFORMATION	16/08/2024
D	ISSUED FOR INFORMATION	13/08/2024
C	ISSUED FOR INFORMATION	12/07/2024
B	ISSUED FOR INFORMATION	23/08/2023
A	ISSUED FOR INFORMATION	28/06/2023

NOTATIONS:



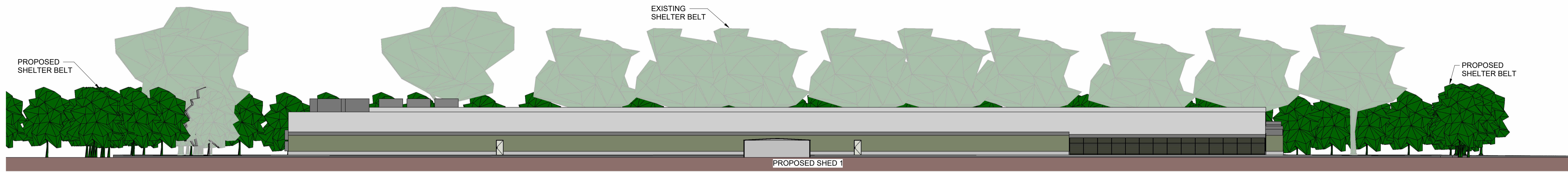
abn: 37 160 560 556  
 a: 38 Wyndham Street, Shepparton  
 p: P.O. Box 1948, Shepparton, VIC 3632  
 t: 03 5831 3347  
 f: 03 5831 3343  
 e: info@cafconsulting.com.au  
 w: cafconsulting.com.au

Client: **MARSHAL**  
 Project Name: **FARM DEVELOPMENT PLAN**  
 Location: **85 CATHCART ROAD LONGWARRY 3816**  
 Property: **PARISH OF DROUIN WEST**  
 Project Number: 4141  
 Title: **DEVELOPMENT DRAWING - FARM ISOMETRIC VIEWS**

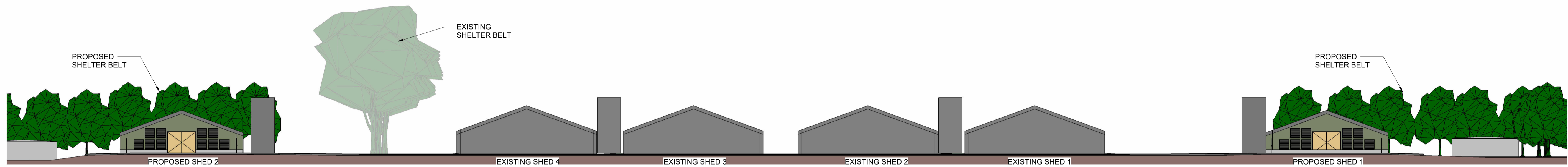
Surveyed: **21/08/2024**  
 Designed: **LW**  
 Scale: **AS SHOWN**  
 Drawing No: **4141-00-PLN-004**  
 Date: **JULY 2024**

**PRELIMINARY**  
 This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.  
 By taking a copy of this document, you are shown and agree that you will only use the document for the purpose specified above and that any other use or copying of this document is strictly prohibited.  
**4141-00-PLN-004**  
 Page 111 of 116

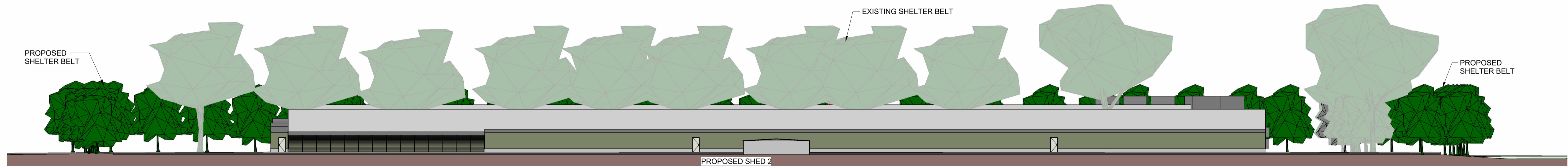




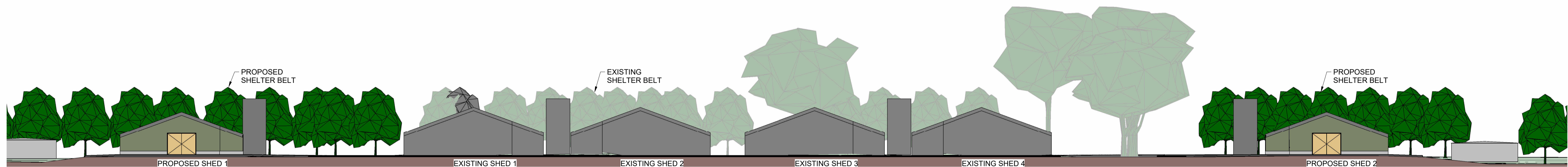
**NORTHERN ELEVATION**



**EASTERN ELEVATION**



**SOUTHERN ELEVATION**



**WESTERN ELEVATION**

ISSUE	DESCRIPTION	DATE
G	ISSUED FOR INFORMATION	21/08/2024
F	ISSUED FOR INFORMATION	19/08/2024
E	ISSUED FOR INFORMATION	16/08/2024
D	ISSUED FOR INFORMATION	13/08/2024
C	ISSUED FOR INFORMATION	12/07/2024
B	ISSUED FOR INFORMATION	23/08/2023
A	ISSUED FOR INFORMATION	28/06/2023

NOTATIONS:



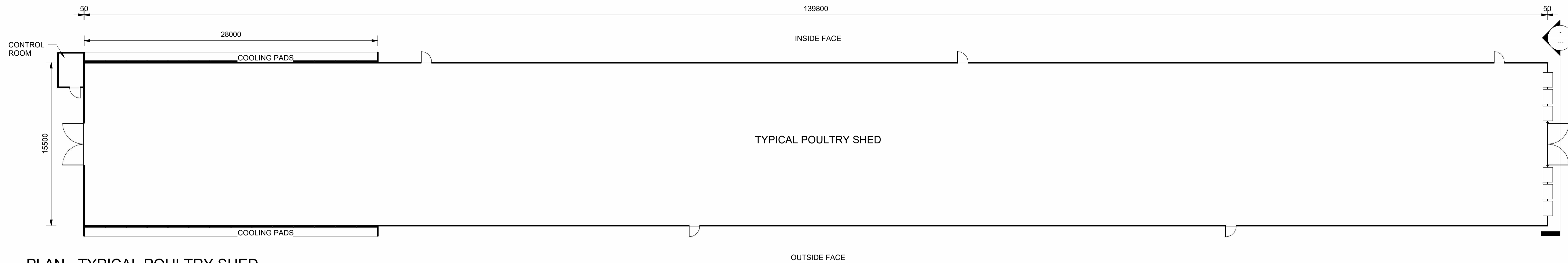
abn: 37 160 560 556  
 a: 38 Wyndham Street, Shepparton  
 p: P.O. Box 1948, Shepparton, VIC 3632  
 t: 03 5831 3347  
 f: 03 5831 3343  
 e: info@cafconsulting.com.au  
 w: cafconsulting.com.au

Client: **MARSHAL**  
 Project Name: **FARM DEVELOPMENT PLAN**  
 Location: **85 CATHCART ROAD LONGWARRY 3816**  
 Property: **PARISH OF DROUIN WEST**  
 Project Number: 4141  
 Title: **DEVELOPMENT DRAWING - PROPOSED ELEVATIONS**

Surveyed: **4141-00-PLN-005**  
 Designed: **LW**  
 Cad File: **JULY 2024**  
 Drawing No: **4141-00-PLN-005**  
 Scale: **A1**  
 Size: **A1**  
 Date: **JULY 2024**

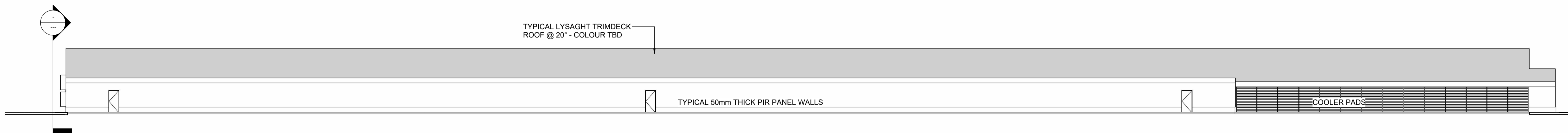
**PRELIMINARY**  
 This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.  
 By taking a copy of this document, you are shown and agree that you will only use the document for the purpose specified above and that any other use or copying of this document is strictly prohibited.  
 Page 112 of 116





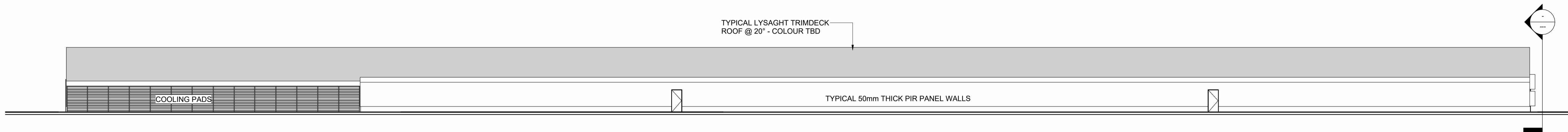
**PLAN - TYPICAL POULTRY SHED**

SCALE 1 : 200



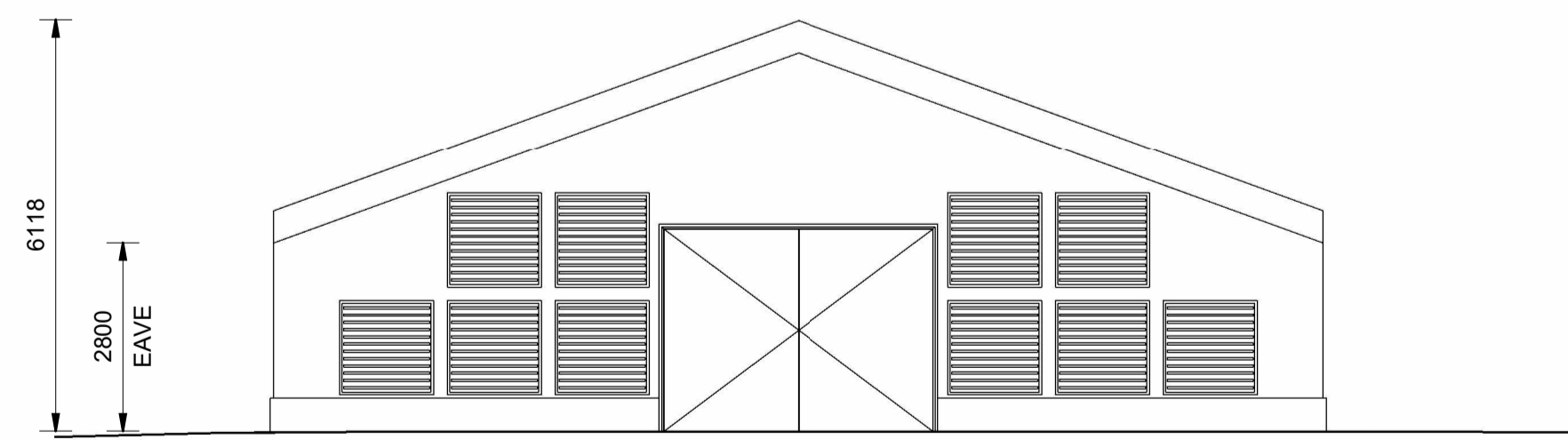
**POULTRY SHED - NORTHERN ELEVATION**

SCALE 1 : 200



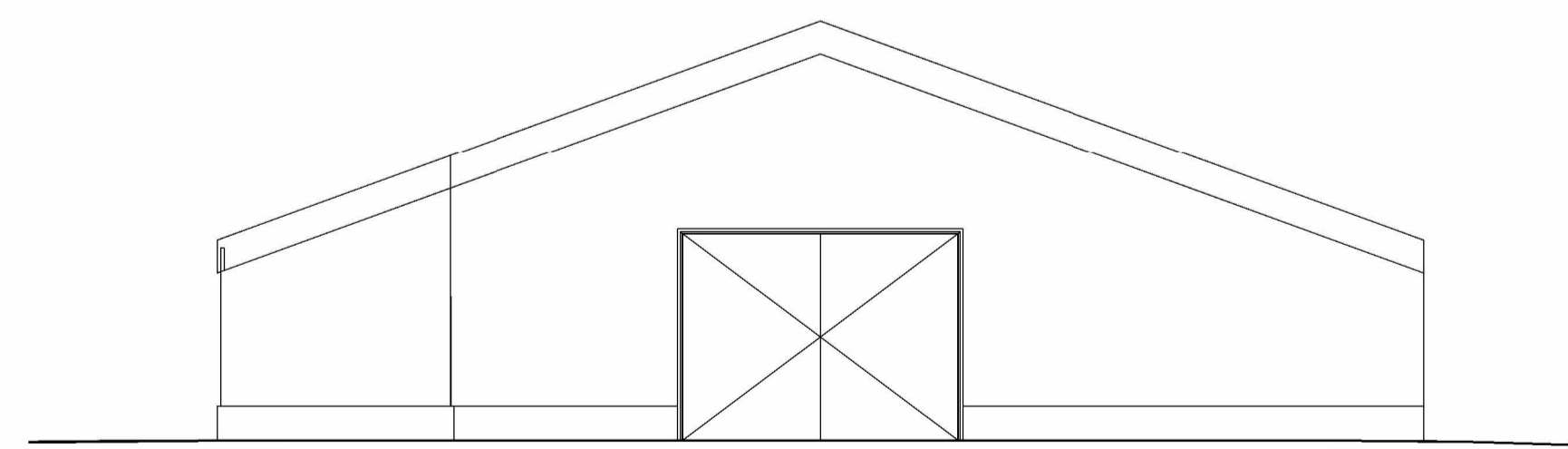
**POULTRY SHED - SOUTHERN ELEVATION**

SCALE 1 : 200



**POULTRY SHED - EASTERN ELEVATION**

SCALE 1 : 100



**POULTRY SHED - WESTERN ELEVATION**

SCALE 1 : 100

ISSUE	DESCRIPTION	DATE
G	ISSUED FOR INFORMATION	21/08/2024
F	ISSUED FOR INFORMATION	19/08/2024
E	ISSUED FOR INFORMATION	16/08/2024
D	ISSUED FOR INFORMATION	13/08/2024
C	ISSUED FOR INFORMATION	12/07/2024
B	ISSUED FOR INFORMATION	23/08/2023
A	ISSUED FOR INFORMATION	28/06/2023

NOTATIONS:

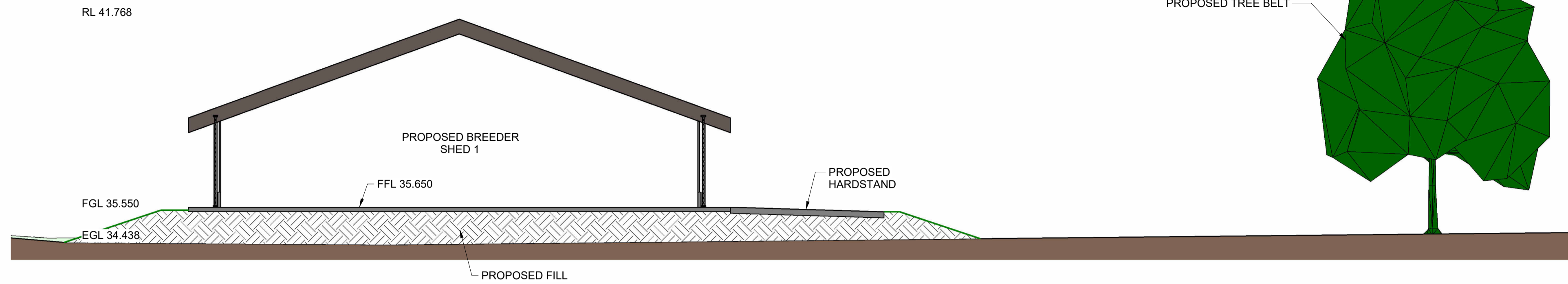


abn: 37 160 560 556  
 a: 38 Wyndham Street, Shepparton  
 p: P.O. Box 1948, Shepparton, VIC 3632  
 t: 03 5831 3347  
 f: 03 5831 3343  
 e: info@cafconsulting.com.au  
 w: cafconsulting.com.au

Client: **MARSHAL**  
 Project Name: **FARM DEVELOPMENT PLAN**  
 Location: **85 CATHCART ROAD LONGWARRY 3816**  
 Property: **PARISH OF DROUIN WEST**  
 Project Number: 4141  
 Title: **DEVELOPMENT DRAWINGS - TYPICAL POULTRY SHED**

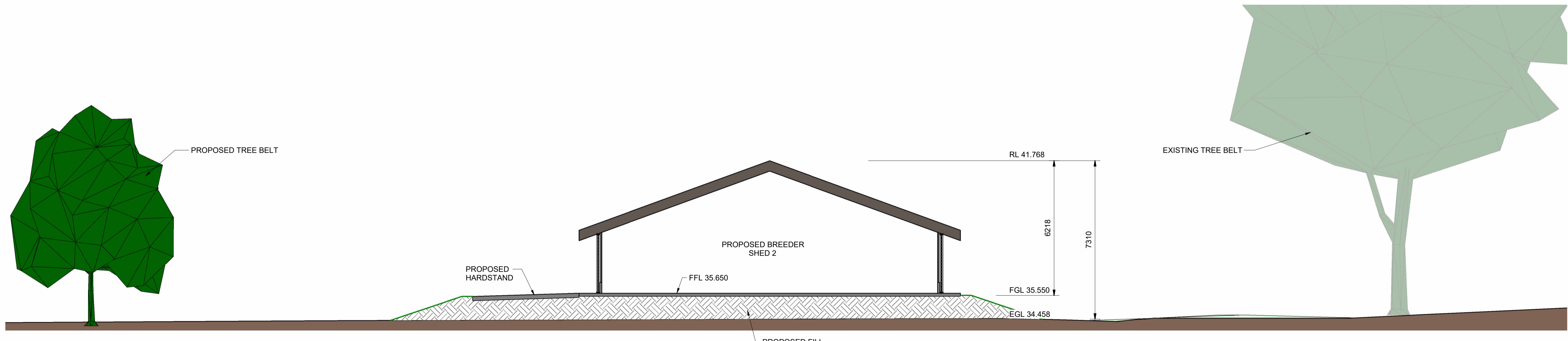
Surveyed: This document has been copied and made available for the planning process as set out in the Planning Environment Act 1987. The information must not be used for any other purpose.  
 Designed: [Signature]  
 Approved: LW JULY 2024  
 Cad File: [Signature]  
 Scale: AS SHOWN  
 Drawing No: 4141-00-PLN-006  
 Size: A1  
 Date: [Signature]

**PRELIMINARY**  
 4141-00-PLN-006  
 Page 113 of 116



**POULTRY SHED 1 - TYPICAL SECTION**

SCALE 1 : 100



**POULTRY SHED 2 - TYPICAL SECTION**

SCALE 1 : 100

ISSUE	DESCRIPTION	DATE
G	ISSUED FOR INFORMATION	21/08/2024
F	ISSUED FOR INFORMATION	19/08/2024
E	ISSUED FOR INFORMATION	16/08/2024
D	ISSUED FOR INFORMATION	13/08/2024
C	ISSUED FOR INFORMATION	12/07/2024
B	ISSUED FOR INFORMATION	23/08/2023
A	ISSUED FOR INFORMATION	28/06/2023

NOTATIONS:

abn: 37 160 560 556  
 a: 38 Wyndham Street, Shepparton  
 p: P.O. Box 1948, Shepparton, VIC 3632  
 t: 03 5831 3347  
 f: 03 5831 3343  
 e: info@caficonsulting.com.au  
 w: caficonsulting.com.au

Client: **MARSHAL**

Project Name: **FARM DEVELOPMENT PLAN**  
 85 CATHCART ROAD LONGWARRY 3816  
 PARISH OF DROUIN WEST

Project Number: 4141

Title: **DEVELOPMENT DRAWINGS - TYPICAL POULTRY SHED SECTIONS**

Surveyed: [ ]  
 Designed: [ ]  
 Cad File: [ ]  
 Drawing No: **4141-00-PLN-007**

Approved: LW  
 JULY 2024

By taking a copy of this document, you are shown to agree that you will only use the document for the purpose specified above and that any other use or copying of this document is strictly prohibited.

**PRELIMINARY**

This document has been copied and made available for the planning process as set out in the Planning Environment Act 1987. The information must not be used for any other purpose.

4141-00-PLN-007

Page 114 of 116





PLATE PALETTE - BOUNDARY PLANTING						
KEY	BOTANICAL NAME	COMMON NAME	HEIGHT x SPREAD (METRES)	DENSITY	INSTALLATION SIZE	QUANTITY
<b>TREES</b>						
Euc lar	Eucalyptus largiflorens	Black Box	12 x 5	As Shown	300mm pots min	29
Euc mel	Eucalyptus melliodora	Yellow Box	30 x 25	As Shown		29
Euc mic	Eucalyptus microcarpa	Grey Box	25 x 15	As Shown		29
Gei par	Geijera parviflora	Wilga	9 x 7	As Shown		44
<b>Subtotal</b>						131
<b>Shrubs</b>						
2 per m <sup>2</sup>						
Aca pyc	Acacia pycnantha	Golden Wattle	10 x 6	0.05	Tubestock	154
Pit ang	Pittosporum angustifolium	Weeping Pittosporum	8 x 4	0.05	Tubestock	154
Cal cin	Callistemon citrinus	Bottlebrush	4 x 2	0.05	Tubestock	154
<b>Understorey &amp; Groundcover Species</b>						
Cal cit	Calocephalus citreus	Lemon Beauty-heads	0.3 x 1	0.3	Tubestock	922
<b>Subtotal</b>						1230
<b>Total</b>						1361

**NOTE:**  
ENSURE ALL LANDSCAPED AREAS ARE FREE DRAINING, WITHOUT DEPRESSIONS OR LOCALISED AREAS OF POOLING

**MAINTENANCE NOTES**  
MAINTENANCE WORKS INCLUDE, BUT ARE NOT LIMITED TO: WATERING / IRRIGATING, FERTILISING, AERATING, WEEDING, PEST AND DISEASE CONTROL, STAKING, MOWING, EDGING, PRUNING, PLANT REPLACEMENT & GRASS REINSTATEMENT, LITTER REMOVAL AND KEEPING SITE NEAT & TIDY.

ALL MAINTENANCE UNDERTAKEN IS TO BE IN ACCORDANCE WITH RELEVANT OH&S REGULATIONS AND WITH REGARD FOR THE SAFETY OF ALL SITE USERS.

**TREES, GARDEN BEDS AND SWALES**

- TAKE CARE NOT TO DAMAGE PLANTS DURING PLATING
- DO NOT DAMAGE OR STAKE THROUGH THE ROOTBALL
- ESTABLISHMENT OF THE TREES DURING THE SPRING PERIOD FOR THE FIRST THREE (3) YEARS WILL BE CRITICAL TO ENSURE HEALTHY ROOT DEVELOPMENT 200L OF WATER PER TREE (AT EACH WATERING) TWICE (2) A WEEK DURING HOT PERIODS OR ONCE A WEEK DURING NORMAL TEMPERATURES. OVER THE SUMMER PERIODS IRRIGATE / WATER NEW TREES APPROXIMATELY ONCE EVERY TEN (10) DAYS TO SUSTAIN HEALTHY ESTABLISHMENT FOR THE FIRST THREE (3) YEARS, INCREASE FREQUENCY OF WATERING EXTREME HEAT AS NEEDED. ALL WATERING AND IRRIGATION IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH CURRENT WATER RESTRICTIONS.
- WATER / IRRIGATE LESS FREQUENTLY AFTER THE FIRST THREE(3) YEARS. ALL WATERING AND IRRIGATION IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH CURRENT WATER RESTRICTIONS. TREES AND GARDEN BED AREAS ARE TO BE WATERED ONLY ENOUGH TO SUSTAIN CONTINUOUS HEALTHY GROWTH
- REGULARLY INSPECT THE IRRIGATION SYSTEM TO ENSURE IT IS OPERATING AND PROVIDING A HEALTHY ENVIRONMENT FOR PLANT
- UNDERTAKE FORMATIVE PRUNING OF TREES AS NEEDED TO MAINTAIN A CLEAR TRUNK WITH GOOD BRANCH STRUCTURE.
- REPLACE ANY DEAD, DAMAGED OR MISSING PLANTS WITH SPECIES FROM THE RELEVANT PLANT SCHEDULE.
- WEED ALL PLATED AREAS TO MAINTAIN WEED FREE AREAS. REFER WEED MANAGEMENT PROGRAM.
- ALL MULCHED (ORGANIC OR GRAVEL) SURFACES ARE TO BE KEPT IN A CLEAN AND TIDY CONDITION. MULCH IS TO BE REINSTATED OR TOPPED UP AS NECESSARY.
- ADDRESS AND PLANT OVERHANG FROM GARDEN BEDS TO HARD SURFACES BY CAREFULLY TRIMMING PLANTS.
- REMOVE ANY LITTER THAT MAY COLLECT IN REANGARDENS AND OTHER GARDEN BEDS.

**GRASSS AREAS**

- MAINTAIN GRASS AREAS FREE OF WEEDS.
- TAKE CARE TO CLEAR ANY LITTER OR DEBRIS FROM GRASS BEFORE MOWNING.
- CUT GRASS EVENLY ACROSS ALL SURFACES. CLIPPING SHOULD BE DISPERSED EVENLY LEAVING NO LARGE CLUMPS. CLEAR CLIPPINGS FROM ADJACENT SURFACES AFTER MOWNING.
- WATER / IRRIGATION OF GRASS AREA MAY BE REQUIRED TO ESTABLISH GRASS / LAWN AREAS. ALL WATERING AND IRRIGATION IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH CURRENT WATER RESTRICTIONS.
- NO MORE THAN ONE-THIRD (1/3) OF THE GRASS LENGTH SHOULD BE REMOVED IN ANY ONE MOWING.

**WEED CONTROL**

- CHECK FOR WEEDS ON SITE AND REMOVE PROMPTLY, BEFORE THEY'RE ABLE TO SET SEED.
- CHECK ANY IMPORTED TOPSOIL / MULCH CAREFULLY TO MINIMISE RISK OF INTRODUCING WEED SPECIES TO THE SITE.
- FOLLOW GOOD VEHICLE HYGIENE PRACTICES TO MINIMISE RISK OF INTRODUCING WEED SPECIES TO THE SITE.

USE THE FOLLOWING COURSE OF ACTION TO ERADICATE WEEDS:

- FIRST OPTION** - REMOVE BY HAND, HOE OR CULTIVATION. USE THIS METHOD WHEREVER POSSIBLE.
- SECOND OPTION** - REMOVE USING A NON-RESIDUAL HERBICIDE IN ACCORDANCE WITH MANUFACTURES DIRECTIONS. TAKE CARE NOT TO DAMAGE LOCAL FAUNA OR NON-TARGET SPECIES.
- THIRD OPTION** - MANAGE USING OTHER CAREFULLY SELECTED CHEMICAL METHODS IN STRICT ACCORDANCE WITH MANUFACTURERS DIRECTION. TAKE CARE NOT TO DAMAGE LOCAL FAUNA OR NON-TARGET SPECIES

**MULCH**

- USE EUCALYPTUS MULCH 'FINE', 'BUSH BARK' OR SIMILAR APPROVED SHERE SPECIFIED.

**IRRIGATION NOTES**

- ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH CLIENT AND COUNCIL REQUIREMENTS, THE LANDSCAPE PLAN AND THE NATIONAL PLUMBING & DRAINAGE CODE (AS 3500 - 2003)
- ALL WORKS SHALL BE COMPLETED AND COMMISSIONED BY A LICENSED OR REGISTERED PLUMBER. A COMPLETED PLUMBING INDUSTRY COMMISSION COMPLIANCE CERTIFICATE SHALL BE ISSUED, INCLUDING THE COMMISSIONING PROCEDURES, TO THE SITE SUPERINTENDENT UPON COMPLETION OF WORKS, AND PRIOR TO, THE SYSTEM BEING USED BY THE CLIENT.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND REINSTATEMENT OF ANY AREAS DAMAGED DURING INSTALLATION OF THE IRRIGATION SYSTEM.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SERVICES PRIOR TO UNDERTAKING ANY TRENCHING.
- NO TRENCHING SHALL OCCUR WITHIN DRIPLINE OF ANY TREE, IF SO IT SHALL BE BY BORING ONLY.
- NO TRENCH SHALL REMAIN OPEN UNLESS NEEDED, IF SO IT SHALL HAVE APPROPRIATE BARRICADING.
- THE CONTRACTOR SHALL ONLY TRENCH WHAT CAN BE INSTALLED AND BACKFILLED IN THE SAME DAY.
- IRRIGATION DESIGN AND INSTALLATION IS TO PROVIDE FULL COVER OF THE AREAS MARKED ON THE EXTENT OF IRRIGATION PLAN. MINIMUMS ANY RISK OF OVERSPRAY ONTO ADJACENT SURFACES AND PAVING. ENSURE ZONES CAN BE WATERED SEPARATELY.
- THE IRRIGATION CONTRACTOR IS TO PROVIDE AN ACCURATE, 'AS CONSTRUCTED' DRAWING CONFIRMING FINAL LOCATION OF ALL IRRIGATION INFRASTRUCTURE, COMPONENT SPECIFICATIONS AND OPERATION MANUAL.

ISSUE	DESCRIPTION	DATE
G	ISSUED FOR INFORMATION	21/08/2024
F	ISSUED FOR INFORMATION	19/08/2024
E	ISSUED FOR INFORMATION	16/08/2024
D	ISSUED FOR INFORMATION	13/08/2024

**NOTATIONS:**

Client: **MARSHAL**

Project Name: **FARM DEVELOPMENT PLAN**

Location: **85 CATHCART ROAD LONGWARRY 3816**

Property: **PARISH OF DROUIN WEST**

Project Number: 4141

Title: **DEVELOPMENT DRAWINGS - TYPICAL LANDSCAPE PLAN AND NOTES**

abn: 37 160 560 556  
a: 38 Wyndham Street, Shepparton  
p: P.O. Box 1948, Shepparton, VIC 3632  
t: 03 5831 3347  
f: 03 5831 3343  
e: info@cafconsulting.com.au  
w: cafconsulting.com.au

Client: **MARSHAL**

Project Name: **FARM DEVELOPMENT PLAN**

Location: **85 CATHCART ROAD LONGWARRY 3816**

Property: **PARISH OF DROUIN WEST**

Project Number: 4141

Title: **DEVELOPMENT DRAWINGS - TYPICAL LANDSCAPE PLAN AND NOTES**

4141-00-PLN-008-09

Page 115 of 116

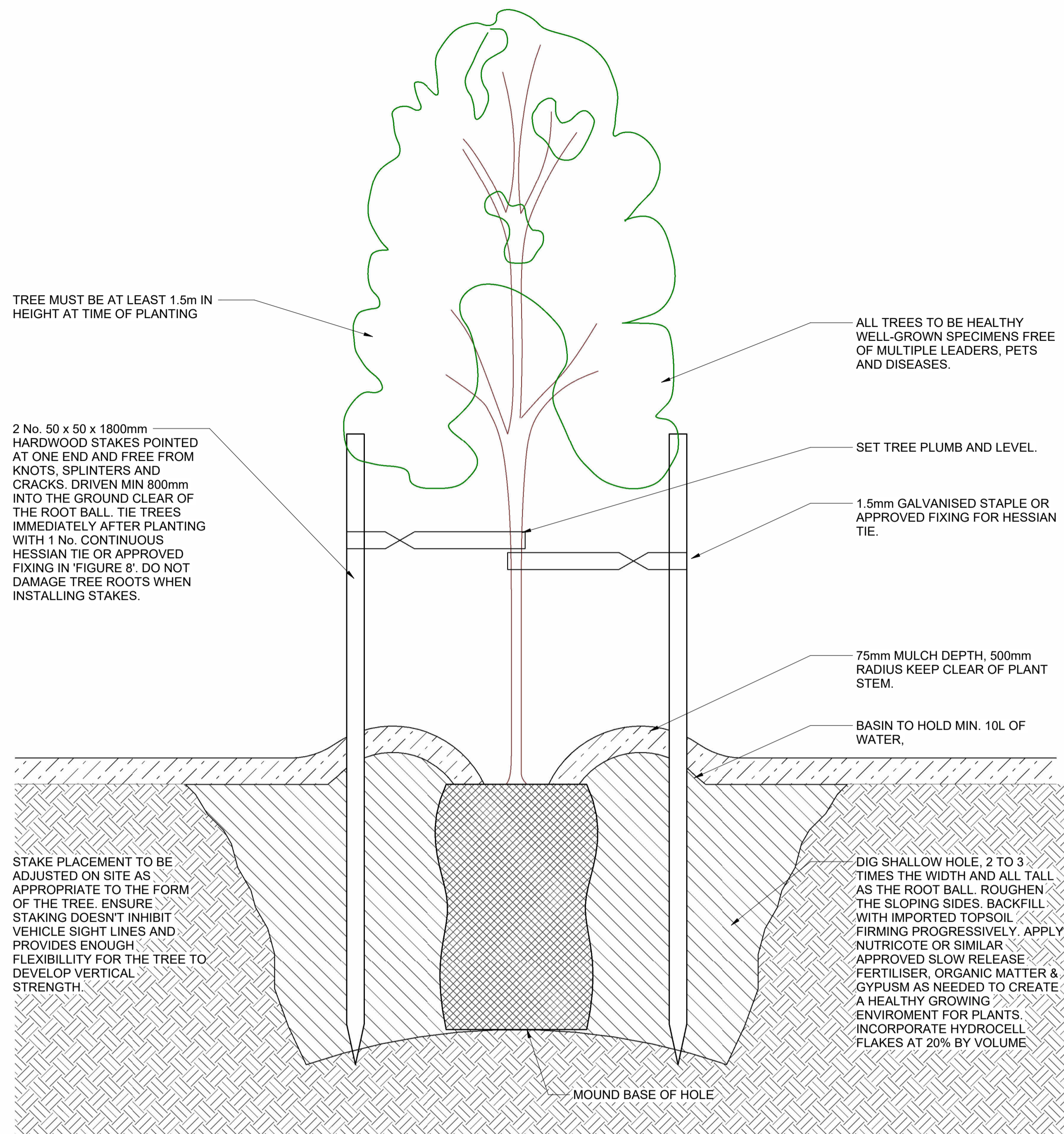
**PRELIMINARY**

This document has been copied and made available for the planning process as set out in the Planning Environment Act 1987. The information must not be used for any other purpose.

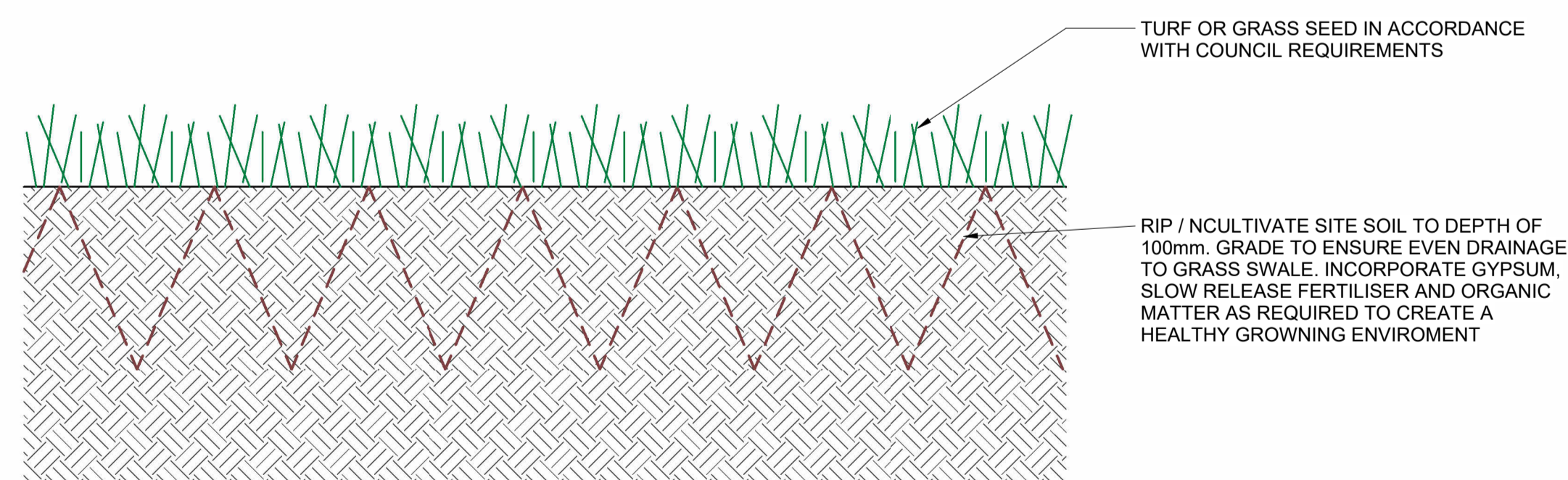
Approved: LW JULY 2024

By taking a copy of this document, you are showing and agree that you will only use the document for the purpose specified above and that any other use of this document is strictly prohibited.

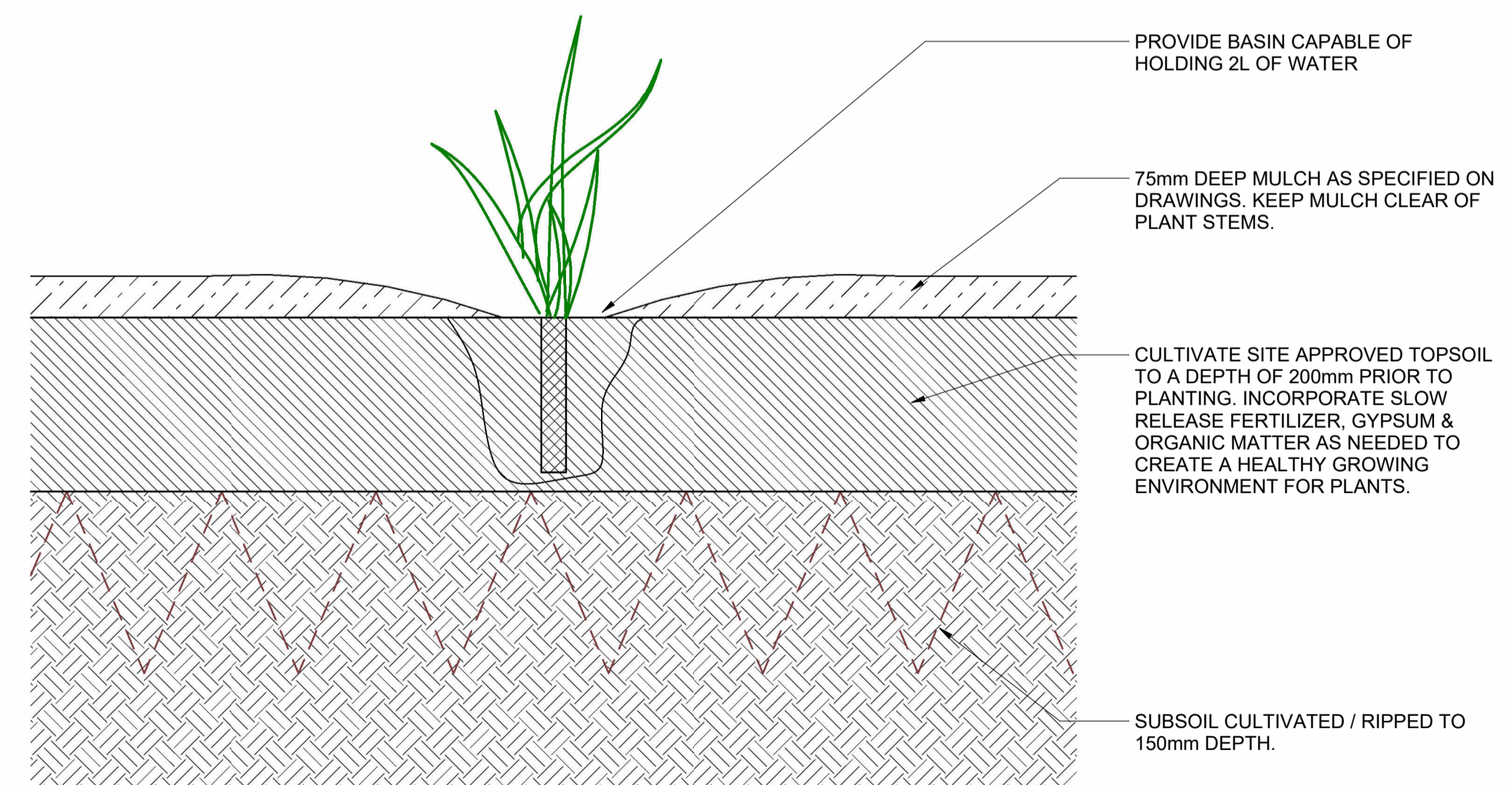




**TREE PLANTING DETAIL**  
SCALE 1 : 10



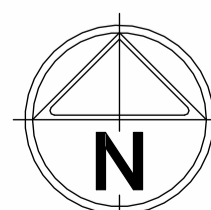
**NATURAL GRASS DETAIL**  
SCALE 1 : 10



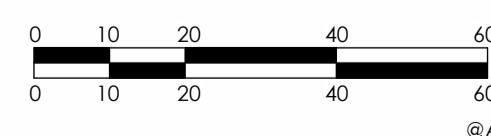
**TUBE STOCK PLANTING DETAIL**  
SCALE 1 : 10

ISSUE	DESCRIPTION	DATE
G	ISSUED FOR INFORMATION	21/08/2024
F	ISSUED FOR INFORMATION	19/08/2024
E	ISSUED FOR INFORMATION	16/08/2024
D	ISSUED FOR INFORMATION	13/08/2024

NOTATIONS:



H Scale 1 : 100  
V Scale 1 : 100



abn: 37 160 560 556  
a: 38 Wyndham Street, Shepparton  
p: P.O. Box 1948, Shepparton, VIC 3632  
t: 03 5831 3347  
f: 03 5831 3343  
e: info@cafconsulting.com.au  
w: cafconsulting.com.au

Client:	<b>MARSHAL</b>
Project Name:	<b>FARM DEVELOPMENT PLAN</b>
Location:	<b>85 CATHCART ROAD LONGWARRY 3816</b>
Property:	<b>PARISH OF DROUIN WEST</b>
Project Number:	4141
Title:	<b>DEVELOPMENT DRAWINGS - TYPICAL LANDSCAPE DETAILS</b>

**PRELIMINARY**

This document has been copied and made available for the Planning process as set out in the Planning Environment Act 1987. The information must not be used for any other purpose.

Approved: LW JULY 2024

By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any other use of this document is strictly prohibited.

4141-00-PLN-009-0

Page 116 of 116